203 West Main Street
Arcadia, WI 54612
608-323-3359
www.cityofarcadiawi.com

City of Arcadia

Arcadia City Council
Regular Meeting
Council Chambers, City Hall – 203 W. Main Street
Monday, May 21, 2018 – 5:00 p.m.

AGENDA

1. **Call to Order**
   a. Roll Call
   b. Pledge of Allegiance
   c. Verification of Posting
   d. Approval of Agenda
2. **Public Comment**
   a. Franc Klonecki – Neighborhood Upkeep Concerns
3. **Presentations**
4. **Old Business**
   a. Approval of Meeting Minutes
      i. May 7, 2018
      ii. May 9, 2018
5. **Boards & Commission Updates**
6. **Department Updates**
7. **Public Hearing**
   a. Liquor License Hearing for Santa Fe Restaurante, LLC for a Class B Beer License for the Sale of Fermented Malt Beverages
8. **Discussion /Action Items**
   a. Discussion and Possible Action on Ordinance to Amend Comprehensive Plan
   b. Discussion and Possible Action on Ordinance to Accept BWRBB Annexation
   c. Discussion of Special Event Fundraiser – Luis Cruz – August 18, 2018
   d. Discussion and Possible Action to Authorize Mayor to Sign Letter in Support of Petition for Trempealeau County to Create Local Agriculture Enterprise Area
   e. Authorization of Mayor to Sign Turton Creek RipRap and Dredge Contract with Winona Mechanical
   f. Authorization of Mayor to Sign Madison Street Reconstruction Contract with TJ's Trucking
   g. Possible Approval of Dollar General Provisional Building Permit
   h. Possible Approval of Tom Coleman 6-plex Provisional Building Permit
9. **Bills of General Account**
   a. Approval Bills of General Account in the amount of $184,815.22
10. **Licenses**
    a. Operator Licenses - None
    b. Possible Action on Santa Fe Restaurante LLC Liquor License Request
11. **Future Agenda Items**
12. **Future Meetings**
    ● Regular Meeting, Wednesday, June 6, 5:00 pm at 203 West Main Street
13. **Convene into Closed Session Per Wis. Stat. 19.85(1)(e)** "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." – Public Library Financing
14. **Reconvene into Open Session Per Wis. Stat. 19.85(2)**
15. **Possible Action on Public Library Financing**
16. **Adjourn**

Agenda Updated 5/17/2018 2:43:34 PM

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 4a

Executive Summary

Title: Meeting Minutes

Recommended Action: Approve meeting minutes as presented for May 7, 2018 Council meeting, and May 9, 2018 joint Utility Commission-Council meeting.

Summary: Please review city council minutes for any changes or approve as presented.

Supporting Documents: Minutes from May 7, 2018 and May 9, 2018.

Prepared by: Malinda Vazquez, Administrative Assistant

Reviewed by: Angela Berg, City Clerk

Arcadia City Council
Regular Meeting
Monday, May 7, 2018: 4:30 p.m.
City Hall Council Chambers – 203 West Main Street
Minutes and video available at www.cityofarcadiawi.com

Mayor Rob Reichwein called to order the Regular Meeting of the Arcadia City Council at 4:30 p.m. with the following members present: Mayor Rob Reichwein; Alderpersons Joe Feltes; Adam Schlesser; Todd Fetsch; Bob Wozney and Marlys Kolstad. Also present were city staff Bill Chang and Angela Berg, and other members of the public. In addition, the following Library Board members were in attendance: Elva Helwig; Niki Myers; Amanda Lettner; Marlys Kolstad; and Mary Jo Fetsch. Alderman Kevin Mayzek was absent.

The group recited the Pledge of Allegiance.

Clerk Angela Berg verified the posting of the agenda on Thursday, May 3, 2018 at City Hall; State Bank of Arcadia; Arcadia TV & Appliance, and the City website.

Motion by Feltes, seconded by Fetsch, to approve the agenda as presented. Motion carried 5-0.

There were no public comments.

Old Business
Motion by Fetsch, seconded by Kolstad, to approve the reorganizational meeting minutes from April 16, 2018. Motion carried 3-0-2 with Aldermen Feltes and Schlesser abstaining.

Motion by Feltes, seconded by Fetsch, to approve the meeting minutes from April 18, 2018. Motion carried 4-0-1 with Alderman Schlesser abstaining.

Motion by Feltes, seconded by Fetsch, to approve the meeting minutes from April 26, 2018 Special Meeting. Motion carried 4-0-1 with Alderman Schlesser abstaining.

Discussion/Action Items
Motion by Feltes, seconded by Fetsch, to approve Amendment No. 2 to the Solids Waste Disposal Agreement between the City of Arcadia and La Crosse County Solid Waste. Motion carried 5-0.

Motion by Feltes, seconded by Wozney, to adopt Resolution 2018-2, Resolution Authorizing the Issuance and Sale of Up to $3,274,122 Water System Revenue Bonds, Series 2018, and Providing for Other Details and Covenants with Respect Thereto, and Approval of Related $3,774,122 Financial Assistance Agreement. Motion carried 5-0.

The approval of the police department general donation account was done at the April 26, 2018 meeting.

Motion by Fetsch, seconded by Feltes, to approve the Agent of Record Change on the WEA Trust Insurance Contract for Health and Vision Insurance from Julie Allord to Gerald DenBoer effective immediately. (Julie Allord had an existing relationship with WEA Trust when the Municipal consortium was created in 2016, and now that Gerald has a working relationship currently with the consortium, it is requested to make the agent change for liability reasons). Motion carried 5-0.

Motion by Feltes, seconded by Fetsch, to approve the 2018-19 Officer Card with the addition of Todd Fetsch to Economic Development Committee. Motion carried 5-0.

There was a presentation from Bessa & Associates with regards to the air quality testing conducted at the library and city hall in March. It is recommended to install CO2 monitors, as well as remove the carpet at the library, purchase vacuum cleaners, and remove asbestos-wrapped pipe at city hall and mold around windows at library.

There was a discussion on the library donation progress. The pledge drive will continue and will reassess again the end of May. No action was taken.

Motion by Fetsch, seconded by Schlesser, to split the legal fees 50% library and 50% city for legal fees incurred regarding the Community Center project. Motion carried 5-0.

Motion by Feltes, seconded by Schlesser, to approve the bills of general account in the amount of $257,018.50, and to include the Ziegler's Landscape by Design in voice for $10,845 and Davy Engineering Invoice #22284 dated 4-19-18 in the amount of $3,401.10. Motion carried 4-1 with Feltes voting "no."

There were no Operator Licenses to approve.

Motion by Schlesser, seconded by Feltes, to approve a Temporary Class "B"/"Class B" Picnic Permit for Ashley for the Arts LTD on August 9-11, 2018. Motion carried 5-0.

Motion by Feltes, seconded by Fetsch, to convene into closed session per Wis. Stat. §19.85 **(1)(e)** "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." – Public Library Financing. Motion carried 5-0.

Clerk Berg left the meeting at 6:30 p.m. Alderwoman Left the meeting at 6:40 p.m.

Motion by Schlesser, seconded by Fetsch, to reconvene into Open Session Wis. Stat. §19.85(2). Motion carried 4-0.

Motion by Schlesser, seconded by Wozney, to adjourn. Motion carried 4-0.

Meeting ended at 6:57 p.m.

Respectfully submitted by:

_____	_____
Angela Berg Clerk-Treasurer	Bill Chang City Administrator

DRAFT

Arcadia City Council/Arcadia Utility Commission (Council Minutes)
Special Meeting
Wednesday, May 9, 2018, 4:30 p.m.
City Hall Council Chambers – 203 W. Main Street

Mayor Rob Reichwein called to order the Special Meeting of the Arcadia Common Council at 4:30 p.m. with the following members present: Mayor Rob Reichwein; Alderpersons Bob Wozney; Marlys Kolstad, Todd Fetsch and Kevin Mayzek. Also in attendance were Arcadia Utility Commission members: Roland Thomas; James Wozney; Ron Jacoby; and Tim Killian; City Staff Gary Skroch; Bill Chang and Angela Berg. Councilman Adam Schlesser and Utility Commissioner Gary Bautch were absent. Terry Madden and Councilman Joe Feltes arrived later.

The group recited the Pledge of Allegiance.

Clerk Angela Berg verified the posting of the agenda on Monday, May 7, 2018 at City Hall; State Bank of Arcadia; Arcadia TV & Appliance, and the City website.

Motion by Todd Fetsch, seconded by Kevin Mayzek, to approve the agenda as presented. Motion carried 4-0.

Terry Madden arrived at 4:40 p.m. and Joe Feltes arrived at 4:45 p.m.

There was discussion on the Madison Street bids. Bill Chang explained that the cost split on the overall project was 60% water and 40% storm sewer, with a proposed split on street costs of 50% water utility and 50% general fund.

Motion by Fetsch, seconded by Feltes, to approve the Madison Street Improvements project bid to T.J.'s Trucking & Excavating for a base bid of $202,472.50 (section D not awarded). Motion carried 5-0.

The Arcadia Utility Commission adjourned their meeting and left the council chambers before the city council convened into closed session at 4:55 p.m.

Motion by Feltes, seconded by Fetsch, to convene into closed session per Wis. Stat. §19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session." – Discussion on U.S. Army Corps Levee Alignment. Motion carried 5-0.

Clerk Berg left the meeting at 6:30 p.m.

Motion by Mayzek, seconded by Kolstad, to reconvene into Open Session Per Wis. Stat.§19.85(2). Motion carried 5-0.

Motion by Mayzek, seconded by Kolstad, to adjourn. Motion carried 5-0.

Meeting ended at 6:13 p.m.

Respectfully submitted by:

_____ _____

Angela Berg, Clerk-Treasurer Bill Chang, City Administrator

DRAFT

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 7a

Executive Summary

Title: 2018-2019 Liquor Hearing

Recommended Action: Review and Approve Liquor License Application for Santa Fe Restaurante, LLC, for a Class B Beer License for the Sale of Fermented Malt Beverages, pending verification of real estate taxes, payment of any outstanding invoices from the city or delinquent liquor wholesalers, and utility bill paid current.

Policy Consideration:

Summary: Please review attached list of liquor license application. This was published in the Trempealeau County Times as a Class 1 notice on May 9, 2018.

Application for a 2017-2018 licenses for the sale of fermented malt beverages and intoxicating liquors is on file as listed below, in the City Clerk's Office, and will be acted upon by the City Council of the City of Arcadia, Wisconsin, as provided by law.

Santa Fe Restaurante LLC, Juan Barrientos Fernandez, Agent, 122 N. Grant Street, Arcadia, WI 54612 for a Class "B" Beer License for the sale of fermented malt beverages.

Hearing of said application will be held on Monday, May 21, 2018, at 5:00 p.m. at City Hall, 203 West Main Street.

Financial or Budget Consideration:

Vision Considerations:

Community which is safe, healthy, and attractive.	√
Fosters a positive environment for business and income growth.	√
Remain a major county employment center	√
Provides for the well planned expansion of the community in an environmentally sustainable fashion.	√
Enhances future image and competitiveness within the region.	√

Supporting Documents: None

Prepared by: Malinda Vazquez, Administrative Assistant

Reviewed by: Angela Berg, Clerk-Treasurer

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8a

Executive Summary

Title: Discussion and Possible Action on Ordinance to Amend Comprehensive Plan

Recommended Action: Adopt Ordinance to Amend Comprehensive Plan.

Summary: In 2015, the City Council adopted the "City of Arcadia Comprehensive Plan – 2015 Update". This plan included Figure 12 which designated future land use for property in the extraterritorial area around the City of Arcadia.

Recently, BWRBB Family Farms LLC ("BWRBB") has applied to have their property (see map), which has also been petitioned to be annexed to the City of Arcadia, located in one of the designated areas for future residential use amended to commercial use. BRWBB's intention is lease the property to One Energy Renewables to develop a five-megawatt solar farm.

The City of Arcadia Plan Commission held a public hearing on the application to amend the comprehensive plan at its May 15, 2018 special meeting and passed a resolution recommending the amendment to the comprehensive plan and recommending that Council approve an ordinance to that effect. The Plan Commission also recommended the referenced property be rezoned to Commercial upon annexation.

Supporting Documents: Plan Commission Resolution 2018-1, Ordinance Amending Comprehensive Plan

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

PLAN COMMISSION RESOLUTION NO. 2018-1

PLAN COMMISSION RESOLUTION APPROVING AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR THE CITY OF ARCADIA

WHEREAS, the City of Arcadia, pursuant to Section 62.23 of the *Wisconsin Statutes*, has established a City Plan Commission; and

WHEREAS, the Common Council adopted a Comprehensive Plan on July 20, 2015, following extensive public participation; and

WHEREAS, BRWBB Family Farms LLC has submitted a request to change the land use designation of parcel(s) of land located in parts of Tax Parcels 004-01518-0005, 004-01528-0000, 004-0158-0000, and 004-01533-0000 (40 acres) from Residential to Commercial on the future land use plan map adopted by the Common Council as part of the comprehensive plan; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed amendment, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that the comprehensive plan, with the proposed amendment, is internally consistent; and

WHEREAS, the City has duly noticed and held a public hearing on the proposed amendment, following the procedures in Section 66.1001(4)(d) of the *Wisconsin Statutes* and the public participation procedures for comprehensive plan amendments adopted by the Common Council.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the City of Arcadia Plan Commission hereby approves the attached document entitled "Amendment No. 1 to the City of Arcadia Comprehensive Plan – 2015 Update."

BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the Common Council enact an Ordinance adopting the Comprehensive Plan amendment.

Adopted this 15 day of May, 2018.

Ayes 5 Noes 0 Absent 2

Gary J. Barth
Chair, City Plan Commission

ATTEST:

City Administrator, City of Arcadia

ORDINANCE NO. 2018-3

An Ordinance to Amend the Comprehensive Plan of the City of Arcadia, WI

Then Common Council of the City of Arcadia, Wisconsin do ordain as follows:

"Section 1. Pursuant to sections 62.23(2) and (3) of the Wisconsin Statutes, the City of Arcadia is authorized to prepare, adopt and amend a comprehensive plan as defined in section 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

Section 2. The Common Council of the City of Arcadia has adopted and followed written procedures designed to foster public participation at every stage of the preparation of the amendments and updates to the comprehensive plan as required by section 66.1001(4) of the Wisconsin Statutes.

Section 3. The Plan Commission of the City of Arcadia, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the common council the adoption of the document entitled "Amendment No.1 to Comprehensive Plan – 2015 Update", containing all of the elements specified in section 66.1001(2) of the Wisconsin Statutes. The document entitled "Amendment No. 1 to Comprehensive Plan – 2015 Update" amends Figure 12 of the document entitled "Comprehensive Plan – 2015 Update". All other portions of the document entitled "Comprehensive Plan – 2015 Update" shall not be changed.

Section 4. The City of Arcadia has held at least one public hearing on this ordinance, in compliance with the requirements of section 66.1001(4)(d) of the Wisconsin Statutes.

Section 5. The Common Council of the City of Arcadia, Wisconsin, does, by enactment of this ordinance, formally adopt the document entitled "Amendment No.1 to Comprehensive Plan – 2015 Update", pursuant to section 66.1001(4)(c) of the Wisconsin Statutes.

Section 6. This ordinance shall take effect upon passage by a majority vote of the members-elect of the common council and publication as required by law."

Adopted this ____ day of _____, 2018.

Ayes_____ Noes_____ Absent_____

_____
Rob Reichwein, Mayor

ATTEST:

_____
Angela Berg, City Clerk

Passed and adopted: May 21, 2018
Published: May __, 2018

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8b

Executive Summary

Title: Discussion and Possible Action on Ordinance to Accept BWRBB Annexation

Recommended Action: Adopt Ordinance to Accept BWRBB Annexation.

Summary: BWRBB Family Farms LLC ("BWRBB") has petitioned to have their property (see map) annexed to the City of Arcadia. BRWBB's intention is lease the property to One Energy Renewables to develop a five-megawatt solar farm.

The City of Arcadia Plan Commission met to consider the zoning of the annexed property at its special meeting on May 15, 2018 and have recommended that it be rezoned to Commercial upon annexation.

Supporting Documents: Annexation petition & Ordinance 2018-4

Prepared by: Angela Berg, City Clerk

Reviewed by: Bill Chang, City Administrator

PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL AND
PETITION FOR ZONING CHANGE

Pursuant to *Wis. Stat. § 66.0217(2)*:

We, the undersigned, constituting all of the owners of all the real property in the following-described territory of the Town of Arcadia, Trempealeau County, Wisconsin lying contiguous to the City of Arcadia, Trempealeau County, Wisconsin, petition the Mayor and Common Council of said City to annex the territory described in Exhibit A, which is attached hereto and incorporated herein by this reference, and as shown on the scale map in Exhibit B, which is attached hereto and incorporated herein by this reference, to the City of Arcadia, Trempealeau County, Wisconsin.

We certify that no electors reside in this territory to be annexed.

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

We further petition the City of Arcadia to specify that the property be designated "Commercial" rather than "Residential" under the City of Arcadia Zoning Ordinance, which under the City of Arcadia Zoning Ordinance is the default classification for property to be annexed to the City of Arcadia.

Signature of Petitioner	Date of Signing
BWRBB Family Farms LLC By: Barbara Garofalo Barbara Garofalo, Manager	March 29, 2018

EXHIBIT A
Legal Description

Those parts of Government Lots 1, 5 and 6 of Section 4, Township 20 North, Range 9 West, Town of Arcadia, Trempealeau County, Wisconsin, described as follows:

Commencing at the north quarter corner of said Section 4; thence N 89°13'18" E a distance of 250.01 feet; thence S 00°18'02" E a distance of 517.12 feet to the point of beginning of the land to be described; thence N 39°51'05" E a distance of 78.71 feet; thence S 78°35'24" E a distance of 162.16 feet; thence N 26°50'51" E a distance of 522.22 feet; thence S 51°57'59" E a distance of 407.24 feet; thence N 32°54'24" E a distance of 129.34 feet; thence N 05°02'09" W a distance of 143.27 feet; thence N 87°37'56" E a distance of 383.70 feet; thence S 05°11'13" E a distance of 496.34 feet; thence S 08°27'58" W a distance of 660.58 feet; thence S 76°12'45" W a distance of 316.00 feet; thence S 26°10'00" W a distance of 247.57 feet; thence S 88°53'04" W a distance of 733.77 feet; thence N 00°18'02" W a distance of 948.97 feet to the point of beginning.

BEARINGS ARE REFERENCED TO THE TREMPEALEAU COUNTY BEARING AND COORDINATE SYSTEM (N.A.D. 1983)(1991)

0 200 400 600

SCALE: 1" = 200'

NORTH QUARTER CORNER, SECTION 4, T.20N, R.9W, FD. TREMPEALEAU COUNTY MONUMENT

250.01' N 89°13'18" E

SECTION LINE

APPROXIMATE LOCATION OF GAS LINE EASEMENT

APPROXIMATE LOCATION OF BURIED 6" MARABOU SUPERIOR NATURAL GAS PIPELINE

NOTE: MARABOU SUPERIOR PIPELINE, LLC HAS A 30 FOOT WIDE EASEMENT WHICH IS CENTERED ON THE PIPELINE. THE LOCATION OF THE PIPELINE SHOWN ON THIS MAP IS APPROXIMATE BASED ON AS-BUILT PLANS OBTAINED FROM THAT COMPANY. DIGGER'S HOTLINE WOULD NEED TO BE CONTACTED PRIOR TO ANY EXCAVATION IN THE AREA.

N 87°37'56" E 383.70'

143.27'

N 05°02'09" W

179.34'

N 32°34'24" E

S 51°57'58" E 407.24'

N 26°50'51" E 923.22'

S 05°11'13" E 496.34'

S 00°18'02" E 517.12'

60 FOOT WIDE DAIRYLAND POWER CO. EASEMENT

S 78°35'24" E 162.16'

78.71' N 39°51'03" E

20 FOOT WIDE CITY OF ARCADIA UTILITY EASEMENT

GOV'T LOT 1

APPROXIMATE LOCATION OF BURIED 6" MARABOU SUPERIOR NATURAL GAS PIPELINE

SMITH PROPERTY

ANNEXATION AREA

32.81 Acres

KAMLA PROPERTY

660.58'

GOV'T LOT LINE

S 00°18'02" E 6045.13'

N 00°18'02" W 948.97'

CITY OF ARCADIA

TOWN OF ARCADIA

GOV'T LOT LINE

S 06°27'58" W

APPROXIMATE LOCATION OF BURIED 6" MARABOU SUPERIOR NATURAL GAS PIPELINE

APPROXIMATE LOCATION OF GAS LINE EASEMENT

60 FOOT WIDE CITY OF ARCADIA UTILITY EASEMENT

GOV'T LOT 4

GOV'T LOT 5

GOV'T LOT 6

KAMLA PROPERTY

S 76°12'45" W 316.00'

S 26°10'00" W 247.57'

BLASCHKO AVE.

66'

LOT 1

LOT 2

COMFY PROPERTIES SUBDIVISION

TRUMAN WAY

66'

S 88°53'04" W 733.77'

EXISTING PROPERTY LINE

SOUTH QUARTER CORNER, SECTION 4, T.20N, R.9W, FD. TREMPEALEAU COUNTY MONUMENT

LEGEND

- o = SET 1" X 18" IRON PIPE
- • = FOUND 3/4" IRON BAR
- —x—x— = FENCE
- —C—C— = EXISTING CORPORATE LIMITS LINE

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I HAVE COMPLIED WITH A.–E 7.

John Krage P.L.S. 2284

JOHN G. KRAGE

10/13/2017

DATE

PREPARED BY:
ARROW LAND SURVEYING
W27157 REIT LANE, ARCADIA, WI 54612
arrowlandsurveying@gmail.com
507-458-0483

ANNNEXATION MAP

in part of Gov't Lots 1, 5 and 6 of Section 4, T. 20 N, R. 9 W, Township of Arcadia, Trempealeau County, Wisconsin

SHEET 1 OF 2 SHEETS

EXHIBIT B

KKB

KOSTNER, KOSLO & BROVOLD LLC
ATTORNEYS AT LAW

May 17, 2018

Hand Delivered

Angela Berg, City Clerk
City of Arcadia
203 W. Main Street
Arcadia, WI 54612

RE: City of Arcadia – BWRBB Family Farms LLC Petition for Direct Annexation
Our File No. 0013/609

Dear Angela:

As you instructed, we have prepared the enclosed, proposed Ordinance annexing territory in the Town of Arcadia to the City.

We ask that you review the enclosed document and contact us with any questions or changes you may have. If the enclosed document is acceptable to you as prepared, you will then need to place this item on the agenda for an upcoming meeting of the common council for consideration and action and to authorize Mayor Reichwein to execute the same on behalf of the City. We would appreciate receiving a copy of the executed document for our records.

Very truly yours,

TERRENCE J. MADDEN

jmk
Enclosure

cc: Mr. Bill Chang

108 WEST MAIN STREET / ARCADIA, WISCONSIN 54612 / 608-323-3351 / FAX 608-323-7931

ORDINANCE 2018-4

ORDINANCE ANNEXING TERRITORY TO THE CITY OF ARCADIA, WISCONSIN

The Common Council of the City of Arcadia, Wisconsin do ordain as follows:

SECTION ONE: TERRITORY ANNEXED: In accordance with *Wis. Stat. § 66.0217*, and the Petition for Direct Annexation by unanimous approval filed with the City Clerk on the 29th day of March, 2018, the territory described in Exhibit A, which is attached hereto and incorporated herein by this reference, in the Town of Arcadia, Trempealeau County, Wisconsin, is annexed to the City of Arcadia, Wisconsin, a municipal corporation, located within the confines of the County of Trempealeau and State of Wisconsin.

SECTION TWO: SUFFICIENCY OF PETITION. The Common Council of the City of Arcadia, Wisconsin, determines that the Petition for Annexation of the above-described territory is a sufficient and legal petition conforming with the requirement of *Wis. Stat. § 66.0217*.

SECTION THREE: EFFECTIVE ANNEXATION. From and after the date of this ordinance, the territory described in SECTION ONE shall be a part of the City of Arcadia for any and all purposes provided by law and all persons coming in or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Arcadia.

SECTION FOUR: WARD. The territory described in SECTION ONE is hereby made a part of the Third Ward.

SECTION FIVE: SEVERABILITY. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION SIX: ZONING. Pursuant to *Wis. Stat. § 66.0217(8)(a)* and consistent with the recommendation of the City Plan Commission, the territory described in SECTION ONE is hereby temporarily designated commercial until the City Zoning Ordinance is amended as prescribed by law.

SECTION SEVEN: PAYMENT TO TOWN. Pursuant to *Wis. Stat. § 66.0217(14)*, the common council agrees to pay annually to the Town of Arcadia, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as will be shown by the tax roll maintained pursuant to *Wis. Stat. § 70.65* in 2017.

SECTION EIGHT: EFFECTIVE DATE. This ordinance shall take effect upon passage and publication as provided by law.

CITY OF ARCADIA

By: _____
Robert Reichwein, Mayor

Attest: _____
Angela Berg, City Clerk

Date adopted: May 21, 2018

Date published: May 31, 2018

EXHIBIT A
Legal Description

Those parts of Government Lots 1, 5 and 6 of Section 4, Township 20 North, Range 9 West, Town of Arcadia, Trempealeau County, Wisconsin, described as follows:

Commencing at the north quarter corner of said Section 4; thence N 89°13'18" E a distance of 250.01 feet; thence S 00°18'02" E a distance of 517.12 feet to the point of beginning of the land to be described; thence N 39°51'05" E a distance of 78.71 feet; thence S 78°35'24" E a distance of 162.16 feet; thence N 26°50'51" E a distance of 522.22 feet; thence S 51°57'59" E a distance of 407.24 feet; thence N 32°54'24" E a distance of 129.34 feet; thence N 05°02'09" W a distance of 143.27 feet; thence N 87°37'56" E a distance of 383.70 feet; thence S 05°11'13" E a distance of 496.34 feet; thence S 08°27'58" W a distance of 660.58 feet; thence S 76°12'45" W a distance of 316.00 feet; thence S 26°10'00" W a distance of 247.57 feet; thence S 88°53'04" W a distance of 733.77 feet; thence N 00°18'02" W a distance of 948.97 feet to the point of beginning.

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8c

Executive Summary

Title: Discussion on Special Event Fundraiser – Unidos Por Un Sueño (United for a Dream)

Recommended Action: Discuss and provide guidance regarding special event and concerns.

Summary: City Staff were approached by Luis Cruz and Noemi Hernandez regarding the utilization of Memorial Park, the pavilion, and school grounds for a fundraising special event to provide scholarships to students. The event is proposed to take place on August 18, 2018 from 7:00 a.m. to August 19, 2018 at 1:00 a.m. Events proposed include; soccer, basketball, miniature golf, run/walk marathon, music, pony rides, dances, education displays. Food and alcohol are also being proposed to be sold on site. The event expects to draw approximately 1000 to 2000 people.

Supporting Documents: None

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8d

Executive Summary

Title: Discussion and Possible Action to Authorize Mayor to Sign Letter in Support of Petition for Trempealeau County to Create Local Agriculture Enterprise Area

Recommended Action: Authorize the Mayor to Sign Letter in Support of Petition for Trempealeau County to Create Local Agriculture Enterprise Area

Summary: The Trempealeau County Department of Land Management is proposing the creation of a Local Agriculture Enterprise Area to provide tax credits for property owners in the designated area, if the property owners enroll their property in farm preservation. The following excerpt is from Trempealeau County's farm preservation website,

> "Agricultural Enterprise Areas are part of the new Farmland Preservation Program within the WLI. AEAs are designed to preserve large tracts of prime farmland. These areas are locally identified and supported as an area with agricultural significance and the potential for continual agricultural development. There are no land use controls associated with being located within an AEA, it simply allows landowners to sign up for new Farmland Preservation Agreements. Currently, landowners are only able to sign up for new agreements if they are located within an AEA or within Farmland Preservation Zoning. This program is designed for communities to band together in order to designate an area of historically prime farm production and a potential for continual agricultural development.
>
> Trempealeau County does not have Farmland Preservation Zoning, but landowners are currently working on designating an AEA within the Town of Arcadia. In order to create an AEA landowners must work with local government to write a petition application that is brought before local governing bodies and the Department of Agriculture for approval. If you would like to learn more about their efforts or how you can get involved please take a moment to look through the petition application here. Everyone can join in their efforts by either signing the petition, or gathering signatures. Please contact Cassandra Fowler at the Department of Land Management or Jon Schultz for further information."

Although, the City of Arcadia may be minimally impacted by this program, Trempealeau County is asking for the City's support. The proposed Agricultural Enterprise Area are highlighted in dark green in the attached map.

Supporting Documents: Letter from Jon Schultz, Map of AEA, draft letter in support

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

Local Business Leaders and Community Leaders,

We all know that money in a farmer's hands is spent locally. In a time when municipal needs and new facilities are increasing our taxes, there is one opportunity to alleviate much of that increased tax burden for the majority of our community's rural landowners. As the included brochure explains, signing up with the state's Farmland Preservation Program provides a tax rebate of $5 per acre to rural landowners. Note: *The program is already budgeted for at the state level and does not impact local tax levies.* Counties throughout Wisconsin have successfully implanted it already. Trempealeau County's Land Management Department is following the same process to provide this opportunity here in Arcadia

Step 1: Creating the Agricultural Enterprise Area. This involves municipal support, an adequate number of petitioning landowners, and of equal importance; *Letters of Support from local businesses who appreciate the role agriculture plays in rural communities.* DATCP has strong interest in promoting this program in our County. I'm confident we have the capacity to successfully petition for the creation of an AEA

A working draft of our AEA petition can be found at
http://www.tremplocounty.com/tchome/landmanagement/farmland_preservation.aspx

Step 2: Enrollment by farmers and agriculture landowners is completely voluntary. They commit the parcels of their choice for 15 years of agricultural production while matching conservation standards that most area farmers already meet. In exchange they receive $5 per acre tax credit. Note*: all 'farm' acreage is eligible. This can be of great benefit when we consider the high ratio of woodlands and river bottoms in our community.* Once an AEA is established, what we begin in Arcadia can be expanded beyond municipal boundaries in both Trempealeau and Buffalo County.

In your own words, please write a brief letter of support for the creation of a local AEA. Points to emphasize are the importance of local farmers to your business and our community and especially other businesses, as increased economic activity in Arcadia benefits us all. Another key goal of the AEA is to continue our diversity of agricultural practices which has allowed for a resiliency in our local economy. The County must submit it's application by June 8th. If we could have your letter of support before Broiler Days, that'd be great.

Thank you for your time,
When you have a completed letter,
I'd be glad to stop by and collect it.

Jon Schultz
715 919 1755

Completed Letters of Support can also be mailed to:

Cassandra Fowler,
Land Management Dept
PO BOX 67
Whitehall Wi 54773

How does the Farmland Preservation Program benefit you?

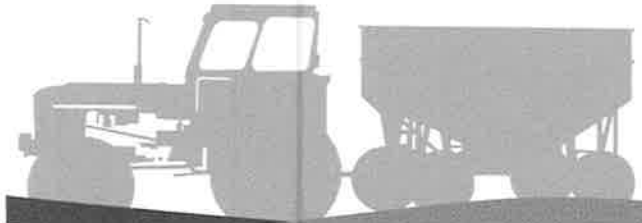
In exchange for farming your land and meeting conservation standards, you can receive an annual income tax credit. The amount of the tax credit depends on whether your land is located in a farmland preservation zoning district or covered by a farmland preservation agreement or both.

Who can claim a tax credit?

In addition to having an agreement within one of the state's AEAs or being in a farmland preservation zoning district:

- You must be the landowner. You do not need to be the farm operator and can rent out your land to a producer.
- You must be a Wisconsin resident.
- Your land must have produced $6,000 in gross farm revenue in the past year, or $18,000 in the past 3 years. Rent is not included.
- Your farm must meet state soil and water conservation standards. Obtain a certificate of compliance from your county's conservation department.

Contact the county conservation department where your farm is located for more information on the soil and water conservation requirements, including obtaining a certificate of compliance to show that you have met the standards.



Tax Credits

$5/acre if your land is covered by a farmland preservation agreement and is in an Agricultural Enterprise Area (AEA).

$7.50/acre if you own land in a certified farmland preservation zoning district.

$10/acre if your land is covered by a farmland preservation agreement and is in an AEA and a farmland preservation zoning district.

Rules may be different for agreements signed prior to July 1, 2009.

Program Components

AEAs

Agricultural Enterprise Areas (AEAs) are community led efforts that establish an area as being important to Wisconsin's agricultural future. Local communities can voluntarily pursue an AEA designation.

Your land must be within an AEA in order to sign a farmland preservation agreement. If it is, contact your county land conservation department to submit an application. If it is not in an AEA you can file a petition.

How to petition for an AEA

Farmers and local governments can work together to file a petition for AEA designation. We accept petitions once a year. At least 5 farm owners, the county, and the municipality must file the petition together. More information is available on our website at farmlandpreservation.wi.gov.

Farmland Preservation Agreements

If your land is in an AEA and you sign a 15-year agreement, you may claim a tax credit of $5/acre per year or $10/acre per year if your land is also located in a farmland preservation zoning district. In exchange for the tax credit, you keep the land in agricultural use and meet state soil and water conservation standards. The agreement follows the land. Subsequent landowners must follow the terms of the agreement unless they terminate it.

Promoting agricultural growth through zoning

Zoning is a tool that can promote agriculture, restrict non-agricultural use in an agricultural area, and limit land use conflicts.

If your land is in a certified farmland preservation zoning district, you may be able to claim the $7.50/acre tax credit. Contact your local zoning administrator's office to determine if you own land within a certified farmland preservation zoning district.

Non-Petitioner Cooperator Signature Page

Persons other than the petitioners may sign in support of the petition. A separate signature page, or letter of support, may be submitted for each cooperator. An authorized individual may sign on behalf of a legal entity.

Legal name of cooperator: _____

Relevant interest (farm owner, business, nonprofit or community organization, government entity, other):

Principal mailing address: _____

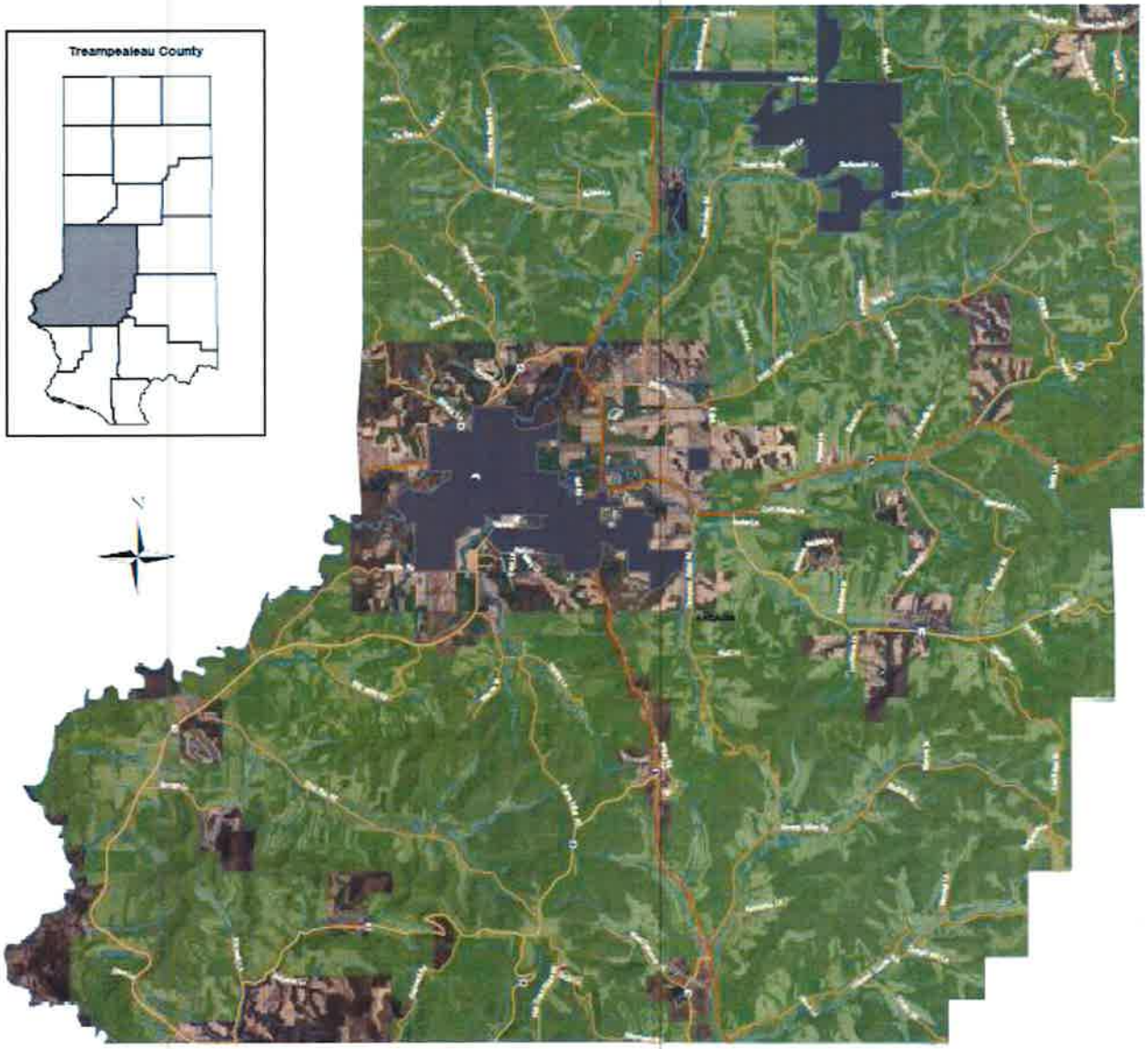
E-mail address: _____

Briefly describe your interest in signing this petition requesting designation of an agricultural enterprise area:

Print name: _____

Authorized signature: _____ Date _____

Town of Arcadia Agricultural Enterprise Area



Legend

- Parcels
- City Limits
- Silver Ridges Golden Valleys
- Streams/Creeks

Roads

- Interstate
- US Hwy
- State Rd
- County Rd
- Town Rd

0 0.5 1 2 3 Miles

City of Arcadia
203 W. Main Street
Arcadia, WI 54612
608-323-3359
www.cityofarcadiawi.com

May 21, 2018

Jon Schultz
District 5 Supervisor
Trempealeau County Board of Supervisors
P.O. Box 67
Whitehall, WI 54773

Dear Jon,

Thank you for your letter requesting the City of Arcadia's support for the creation of an Agricultural Enterprise Area (AEA) in Trempealeau County. After consideration of the materials that you have submitted, and review of the map titled, "Town of Arcadia Agricultural Enterprise Area"; the City of Arcadia does not oppose the creation of the AEA.

Sincerely,

Rob Reichwein, Mayor
City of Arcadia
203 W. Main Street
Arcadia, WI 54612

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8e

Executive Summary

Title: Authorization for Mayor to Sign Turton Creek Rip Rap and Dredge Contract with Winona Mechanical

Recommended Action: Authorize Mayor to Sign Turton Creek Rip Rap and Dredge Contract with Winona Mechanical

Summary: The City awarded the Turton Creek Rip Rap and Dredge Project to Winona Mechanical for $113,777.00 at a previous meeting. The project includes repairing the damaged rip rap along the south bank of Turton Creek and dredging silt material from around the CN Rail Road bridge area. The project has a substantial completion date on or before August 3, 2018. The preconstruction meeting has been set to May 30, 2018. The contract has been reviewed by the City Attorney and are ready for signature.

Supporting Documents: None

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8f

Executive Summary

Title: Authorization for Mayor to Sign Madison Street Reconstruction Contract with TJ's Trucking and Excavating, Inc

Recommended Action: Authorize Mayor to Sign Madison Street Reconstruction Contract with TJ's Trucking and Excavating, Inc

Summary: The City awarded the Madison Street Reconstruction Contract with TJ's Trucking and Excavating, Inc for $202,472.50 at a previous meeting. The project includes reconstructing the storm main, water main, and street on Madison Street, between W. Cleveland Street and W. Main Street. The project has a substantial completion date on or before July 31, 2018. The contract has been reviewed by the City Attorney and are ready for signature.

Supporting Documents: None

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8g

Executive Summary

Title: Possible Approval of Dollar General Provisional Building Permit

Recommended Action: Approve of Dollar General Provisional Building Permit

Summary: Dollar General has received a conditional approval for a retail building from the Department of Safety and Professional Services. They are submitting the approved plans to the City for its provisional permit. Dollar General intends to start construction in September and conclude in December.

Supporting Documents: Permit Application, Plans, Conditional Approval

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

Commercial – Industrial Building Permit Application

City of Arcadia
203 W. Main Street, Arcadia WI 54612
(608) 323 – 3359 x 30 / fax (608) 323 - 3242
cityadmin@cityofaracadiawi.com

Date: 5/16/2018 Submitted By: Jill M. Welk
Property Owner: DGI Arcadia LLC Phone Number: 920-560-5069
P.O. Box/ Address: 200 E Washington St. Ste 2A Appleton, WI 54911 Email: MikeP@ngpwi.com
Project Address: 1345 E Main St. Arcadia, WI 54612
Property Legal Description:
"Lot 1 of Certified Survey Map recorded in the office of the Register of Deeds for Trempealeau County, Wisconsin on November 16, 2017, in Volume 12, page 92, as Document No. 448265, as corrected by Affidavit of Correctionrecorded December 7, 2017, as Document No. 448560, of part of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 21 North, Range 9 West, City of Arcadia, Trempealeau County, Wisconsin."
Zoning Classification: Intended land/building use: Commercial Retail
Floodplain Impact: Yes No Wetland Impact: Yes No

Type of Building: Retail
Project Timeline: September 1, 2018 - December 31, 2018
Estimated Cost of Project: 691,300
Description of Utility Needs: Electric, Natural Gas, water, Sewer, telephone, internet

	Name	License No.	Phone Number
General Contractor:	Day Construction, LLC	1354252	920-229-4455
Electrical Contractor:	May Electric, LLC	1135523	920-765-2632
Plumbing Contractor:	Lehr Htg & Plbg	226228	920-787-3426
HVAC Contractor:	"	9643	

ADDITONAL REQUIRED DOCUMENTATION:

1) 1 HARD COPY AND 1 ELECTRONIC COPY OF STATE APPROVED PLANS
2) 1 HARD COPY AND 1 ELECTRONIC COPY OF PARCEL MAP WITH THE FOOTPRINT OF THE NEW BUILDING AND UTILITY LEADS

A <u>COMPLETE BUILDING PERMIT APPLICATION AND REQUIRED DOCUMENTS</u> MUST BE SUBMITTED TO THE CITY TWO WEEKS BEFORE THE CITY COUNCIL MEETING AT WHICH THE PERMIT IS TO BE CONSIDERED. COUNCIL MEETINGS ARE GENERALLY HELD EVERY 1ST AND 3RD MONDAYS OF EACH MONTH.

PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL

STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY., WISCONSIN
STORE # #18788 PROTOTYPE "E"

ALL DEVELOPERS MUST SUBMIT COMPLETE ARCHITECTURAL PLANS PRIOR TO PERMITTING, AND AGAIN PRIOR TO CONSTRUCTION FOR DOLLAR GENERAL APPROVAL. SUBMIT PLANS TO BTSPLANS@DOLLARGENERAL.COM AND IDENTIFY WHETHER THE PLANS ARE BEING SUBMITTED FOR PERMITTING RELEASE OR CONSTRUCTION RELEASE.

SHOULD THE DEVELOPER USE THIS CRITERIA SET FOR CONSTRUCTION, EMAIL BTSPLANS@DOLLARGENERAL.COM AND LIST THE PROJECT CITY, STATE, STORE NUMBER, WHICH PROTOTYPE (A-F), AND THE DATE OF THE PLANS WHICH YOU ARE USING.

CIVIL DOCUMENTS WILL ALWAYS BE REQUIRED FOR APPROVAL.

ALL PROTOTYPICAL PLAN INQUIRIES TO BE DIRECTED TO THE DOLLAR GENERAL ARCHITECTURAL AND ENGINEERING DEPARTMENT AT (615) 855-4753 OR EMAIL TO BTSPLANS@DOLLARGENERAL.COM

ALL SUBMITTALS MUST INCLUDE THE ARCHITECT'S CERTIFICATION LETTER ITEMIZING ALL DEVIATIONS FROM THIS SET AND EXPLANATIONS.

SQUARE FOOTAGE LEGEND

TOTAL SQUARE FOOTAGE	9,211 S.F.
TOTAL LEASABLE AREA	9,026 S.F.
OVERALL BUILDING DIMENSIONS	70'-0" X 130'-8"
SALES FLOOR DIMENSIONS	68'-0" X 104'-6"
SALES AREA	7,263 S.F.
RECEIVING AREA	1,111 S.F.
BREAK ROOM & OFFICE AREA	175 S.F.
TOILET ROOMS & HALLWAY AREA	175 S.F.

NOTES:
1. BUILDING MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE AND LOCAL) FIRE ADA AND HEALTH DEPARTMENT CODES.
2. NO TAPERED COLUMNS ALLOWED.
3. MAINTAIN INTERIOR CLEAR SALES SPACE AS REQUIRED ON PLANS.

REQUIRED NATIONAL ACCOUNT VENDORS

COMPANY	CONTACTS	PHONE #	REQUIRED ITEMS	
MC CUE CORPORATION	PRICING - BRAD ROBINSON ORDERING - BRETT JOHNSON	404-293-7758 [illegible] 800-800-8503 EXT. 268	TRIM KIT INCLUDES BUMPER GUARDS AND CART STOP	
YORK	NATIONAL ACCOUNTS	800-481-6738 york-dollargeneral-bed@jci.com	HVAC UNITS AR CO IL IN KY KS MO OH OK WV	
CARRIER	ANDREW BROWNELL	315-432-6444 andrew.brownell@carrier.utc.com	HVAC UNITS CT IA MA ME MI MN ND NE NH NJ NY PA RI SD VT WI	
LENNOX	MICHAEL JOHNSTON	972-497-6884 dollargeneral@lennoxind.com	HVAC UNITS AL AZ CA DE FL GA LA MD MS NC NM NV OR SC TN TX VA	
ROOF CURB SYSTEMS	GREG SMYTH	800-653-5848 [illegible]	RTU CURB	
CURBS PLUS INC.	ALLAN THRAILKILL	888-632-2872 alan.thrailkill@curbs-plus.com	RTU CURB	
KCC INTERNATIONAL INC.	GREG CONRAD	800-382-2872 gconrad@kcccurbs.com	RTU CURB	
SHERWIN WILLIAMS	LOCAL SHERWIN WILLIAMS STORE		PAINT, PRIMER, CONCRETE SEALER AND BLOCK FILLER	
RECORD DOOR SYSTEMS	MICHAEL VINNIK	704-290-0234 dollargeneral@recorddoors.com	IN KY MD OH PA VA WV	MODEL #GT1175-02
STANLEY ACCESS TECHNOLOGIES	DENNIS WEBB	256-776-8902 DGdoors@sbdinc.com	AR AZ CA CO CT DE IL IA KS LA MA ME MI MN MO ND NE NH NJ NM NV NY OK OR RI SD TX VT WI	MODEL #ETA200
ASSA ABLOY ENTRANCE SYSTEMS	ROSS MERKLING	609-528-2580 dollargeneral.besam.us@assaabloy.com	AL FL GA MS NC SC TN	
D&P CUSTOM LIGHTING	NATIONAL ACCOUNT SALES	800-251-2200	CUSTOM POWER POLES	
EMERSON CLIMATE TECHNOLOGIES	WEBSITE: http://dollargeneralbid.eclsolutions.net	USER NAME: dollargeneralbid PASSWORD: dollargeneralbid	EMS SUPPLIER NOTE: CUSTOMIZED DOLLAR GENERAL EMS PANEL REQUIRES STORE & CITY, STATE, ZIP CODE & QTY. OF HVAC UNITS OF THE INSTALL SITE WHEN ORDERING.	
EUCLID CHEMICAL COMPANY	PHIL BRANDT	877-438-3826 PBlandt@euclidchem.cal.com	CONCRETE POLISHING SYSTEMS	
RETRO-PLATE SYSTEMS	CURTIS TURNBULL	888-942-3144 corporateaccounts@retroplatesystem.com	CONCRETE POLISHING SYSTEMS	
ETI	MICHAEL STRINGER	920-915-4010 DGorders@ledllc.com	ELECTRICAL LIGHTING SUPPLIES	AR AZ CO IA IL LA KS MN MO MS ND NE NM NV OK OR SD TX WI
LSG	MICHAEL STRINGER	920-915-4010 DGorders@ledllc.com	ELECTRICAL LIGHTING SUPPLIES	AL CA CT DE FL GA IN KY MA MD ME MI NC NH NJ NY OH PA RI SC TN VA VT WV
CED - CONSOLIDATED ELECTRICAL DISTRIBUTORS	ROBERT DECKER	270-781-2229 robertd@cedbgky.com	ELECTRICAL SWITCH GEAR	AR AZ CA CO IA IN IL LA KS KY MI MN MO MS ND NE NM NV OK OR SD TX WI
NESCO	CHRIS TRACY	800-244-6980 dollargeneral@needhamelectric.com	ELECTRICAL SWITCH GEAR	AL CT DE FL GA MA MD ME NC NH NJ NY OH PA RI SC TN VA VT WV
GIRTMAN AND ASSOCIATES	MIKE MOYNAHAN	615-350-6000 [illegible]	INTERIOR DOORS AND FRAMES AND RESTROOM ACCESSORIES	AL AR AZ CA CO FL GA IA KS LA MS MN MO NE NM NV OK OR SC SD TN TX WI
COOK & BOARDMAN GROUP	JOE HARRELL	336-837-0673 [illegible]	INTERIOR DOORS AND FRAMES AND RESTROOM ACCESSORIES	CT DE IL IN KY MA MD ME MI NC NH NJ NY OH PA RI VA VT WV
STANLEY CONVERGENT SECURITY SOLUTIONS	DAN GOLDSMITH	740-215-8913	INTERIOR FIRE ALARM PANELS	
CROSSCOM NATIONAL	ANDREA LEMAY	847-850-6297 [illegible]	LOW VOLTAGE & VOICE/DATA	CO CT DE FL IA IL IN KS MA MD ME MI MN MO ND NE NH NJ NY OH PA RI SD VT WI WV
ASD	CHRIS RUDNITSKI	828-624-1046 [illegible]	LOW VOLTAGE & VOICE/DATA	AL AR AZ CA GA KY LA MS NC NM NV OK OR SC TN TX VA
GRAYBAR	JEROME BANNISTER	615-743-3202 office, 615-924-2135 cell DollarGeneral@graybar.com	CABLE TRAY	
RAINBIRD IRRIGATION	LOCAL RAIN BIRD DISTRIBUTER	WWW.RAINBIRD.COM	IRRIGATION SYSTEMS	

REQUIRED NATIONAL ACCOUNTS FOR ENGINEERING AND CONSTRUCTION MATERIAL TESTING

COMPANY	CONTACTS	PHONE #	
ATC ASSOCIATES, INC.	LESLIE GREENWOOD	205-733-8775 dollargeneral@atcassociates.com	www.atcassociates.com
BUILDING AND EARTH SCIENCES, INC.	MATT ADAMS	205-836-6300 dollargeneral@buildingandearth.com	www.buildingandearth.com
EAS PROFESSIONALS, INC.	JERRY MARRONE	864-234-7368 dollargeneral@eas-pro.com	www.eas-pro.com
PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)	TERESA HEBNER	770-424-6200 #3030 teresa.hebner@psiusa.com	www.psiusa.com
TERRACON	JOHN MEADOW	770-623-0755 #353 dollargeneral@terracon.com	www.terracon.com

NOTE: MATERIAL TESTING IS REQUIRED ON ALL TRIPLE NET LEASES.

PROTOTYPE MANAGEMENT TEAM

COMPANY	CONTACTS	PHONE #	
MJM ARCHITECTS	GARY CONWAY	615-244-8170 [illegible]	www.mjmarch.com
ENTECH	MITCH SIMPSON	615-373-2640 [illegible]	www.entechtn.com

NATIONAL ACCOUNT & CONTACT INFORMATION SUBJECT TO CHANGE

ARCHITECTURAL / CIVIL

TS TITLE SHEET
G1.1 GENERAL INFORMATION

CIVIL
SHEET 1 DEMOLITION PLAN
SHEET 2 LAYOUT PLAN
SHEET 3 GRADING PLAN
SHEET 4 EROSION CONTROL PLAN
SHEET 5 UTILITY PLAN

ARCHITECTURAL
A1.1 FLOOR PLAN
A1.2 ENLARGED FLOOR PLAN & DETAILS
A2.1 ROOM FINISH & DOOR SCHEDULES INTERIOR ELEVATIONS
A2.2 INTERIOR ELEVATIONS
A2.3 SIGNAGE ELEVATIONS
A3.1 BUILDING ELEVATIONS
A4.1 WALL SECTIONS
A4.2 WALL SECTIONS
A4.3 WALL SECTIONS
A5.1 BUILDING SECTION

STRUCTURAL

S1.0 GENERAL NOTES, DETAILS & SCHEDULES
S1.01 CONCRETE SPECIFICATIONS
S1.1 FOUNDATION PLAN

METAL BUILDING INFO
4 ANCHOR BOLT PLAN
5 ANCHOR BOLT DETAILS

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

SEE CORRESPONDENCE

Building ICC Metal Building
New Construction
3088794
5/4/18

PLUMBING

THIS IS A DESIGN BUILD PROJECT FOR PLUMBING. THE PLUMBING CONTRACTOR SHALL PROVIDE PLANS TO THE GENERAL CONTRACTOR & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION. THE PLUMBING CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD & STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

HVAC

THIS IS A DESIGN BUILD PROJECT FOR HVAC. THE HVAC CONTRACTOR SHALL PROVIDE PLANS TO THE GENERAL CONTRACTOR & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION. THE HVAC CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS AT THE SITE TO RECORD ANY CHANGES TO THE DESIGN. THIS DRAWING OF RECORD & STATE APPROVED PLANS SHALL BE TURNED OVER TO THE PROJECT MANAGER AT THE END OF THE PROJECT.

ELECTRICAL

THIS IS A DESIGN BUILD PROJECT FOR ELECTRICAL. THE ELECTRICAL CONTRACTOR SHALL PROVIDE PLANS TO THE GENERAL CONTRACTOR & THE SUPERVISING PROFESSIONAL FOR REVIEW PRIOR TO THE PLANS BEING SUBMITTED TO THE AUTHORITY HAVING JURISDICTION. THE ELECTRICAL CONTRACTOR SHALL [illegible] THE PROJECT.

PROJECT INFORMATION

PROJECT: DOLLAR GENERAL
ADDRESS: STATE HIGHWAY "95", ARCADIA, WI
USE: MERCANTILE M, S1 & B NON-SEPARATED
OWNER: DBI ARCADIA, LLC, 300 E. WASHINGTON STREET, UNIT 2A, APPLETON, WI 54914
CONTACT: MIKE [illegible], 920-468-4100

DESIGNERS OF RECORD
ARCHITECT OF RECORD: FISHER & ASSOCIATES, ARCHITECTS / PLANNERS, 416 CEDAR STREET, DE PERE, WI 54115, P (920) 532-4199, F (920) 532-4119
CONTACT: RICHARD J FISHER AIA
STRUCTURAL ENGINEERS: LARSON ENGINEERING OF WISCONSIN, 3801 EAST ENTERPRISE DRIVE, APPLETON, WISCONSIN 54913-7884, P (920) 734-4567, F (920) 734-4580
CONTACT: [illegible]

Stamp: WISCONSIN RICHARD J. FISHER A-8293 DE PERE, signed 4/18/18

BUILDING CODE ANALYSIS

OCCUPANCY: MERCANTILE M, S1 & B NON-SEPARATED
TYPE OF CONSTRUCTION: IIB (METAL FRAMED UNPROTECTED)
NON-SPRINKLERED

OCCUPANT LOAD (SEE FLOOR PLAN)
M USE - 236
B USE - 4
S1 USE - 4
TOTAL 244 OCC

EGRESS WIDTH REQUIRED
.2"/ OCCUPANT
244 X .2 = 48.8" REQUIRED

EXIT ACCESS TRAVEL DISTANCE
250' PER TABLE 1004.2.4

TOILET FACILITIES PER TABLE 2902.1
MENS & WOMENS 1/500: 244/500 = .49 W.C.
MENS & WOMENS 1/750: 244/750 = .33 LAV

1 W.C. REQUIRED - MEN
1 W.C. REQUIRED - WOMEN
1 LAV REQUIRED - MEN
1 LAV REQUIRED - WOMEN
2 W.C. & 2 LAVS PROVIDED
1 SERVICE SINK PROVIDED
1 HI-LO WATER COOLER PROVIDED

GRADE PLAN DETERMINATION
THE GREATEST HGT. FROM GRADE TO TOP OF WALL IS 17'-0"
ALLOWABLE HEIGHT PER TABLE 503 IS 55'

NUMBER OF STORIES (1)
THIS BUILDING HAS ONE FLOOR LEVEL

ACTUAL AREA PER FLOOR
BUILDING AREA 9,211 S.F.

ALLOWABLE AREA PER FLOOR
12500 ALLOWABLE WITH AREA MODIFICATION

FIRE FIGHTING APPARATUS
THE BUILDING IS LIMITED IN AREA
THE FIRE LANE IS UNOBSTRUCTED
THE FIRE LANE IS WITHIN 50' OF ALL PARTS OF THE EXTERIOR WALL
WITH A MIN. UNOBSTRUCTED HEIGHT OF 13'-6"
THE BUILDING IS 18'-0" TALL

CONTROL AREAS
NO HAZARDOUS MATERIALS WILL BE STORED WITHIN THIS BUILDING

FOR STATE APPROVAL & CONSTRUCTION 4/13/18
FOR BID PURPOSES ONLY 4/03/18

REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners
416 CEDAR STREET DE PERE, WI 54115

PROJECT:
PROPOSED NEW RETAIL STORE FOR
DOLLAR GENERAL
STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY. WISCONSIN

DRAWN BY: RJF
CHK'D BY: RJF
JOB NUMBER: 18012
DATE: 4/03/18

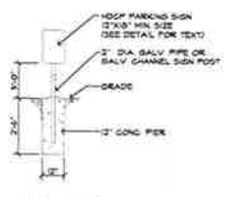
TS

ARCHITECTURAL ABBREVIATIONS

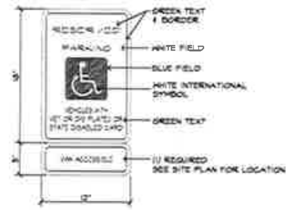
P	PART	PARTITION
	PB	PASS BOX
	PC	PRECAST
	PD	PENCIL DRAWER
	PH	PANIC HARDWARE
	PL	PLATE
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PLAST	PLASTIC
	PLMB	PLUMBING
	PLYWD	PLYWOOD
	PNL	PANEL
	PR	PAIR
	PRELIM	PRELIMINARY
	PRV	POWER ROOF VENTILATOR
	PTN	PARTITION
	PVC	POLYVINYL CHLORIDE
Q	QT	QUARRY TILE
R	R	RADIUS
	RA	RETURN AIR
	...	[illegible]
	RET	RETAINING
	REV	REVISION
	RH	ROOF HATCH
	RM	ROOM
	RO	ROUGH OPENING
	R/S	ROD AND SHELF
S	...	[illegible]
T	...	[illegible]
U	...	[illegible]
V	...	[illegible]
W	W	WIDE
	W/	WITH
	W/O	WITHOUT
	WC	WATER CLOSET
	WD	WOOD
	WDW	WINDOW
	WF	WIDE FLANGE
	WGT	WEIGHT
	WH	WATER HEATER
	WHCR	WHEELCHAIR
	WP	WATERPROOF
	WS	WEATHERSTRIP
	WSCT	WAINSCOT
	WWM	WELDED WIRE MESH
X	XFMR	TRANSFORMER
Y	YD	YARD
	∠	ANGLE
	@	AT
	℄	CENTER LINE
	[	CHANNEL

INTERNATIONAL SYMBOL OF ACCESSIBILITY

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON) BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07



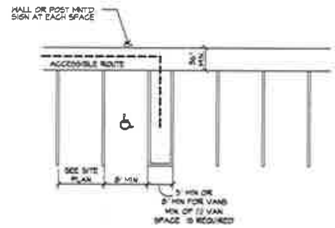
SIGN POST DETAIL



PARKING SIGN DETAIL

HANDICAPPED PARKING SIGN DETAILS

NOT TO SCALE



HANDICAPPED PARKING SPACES

THE MAXIMUM SLOPE AT PARKING SPACES IS 1:50 (4.6.2)

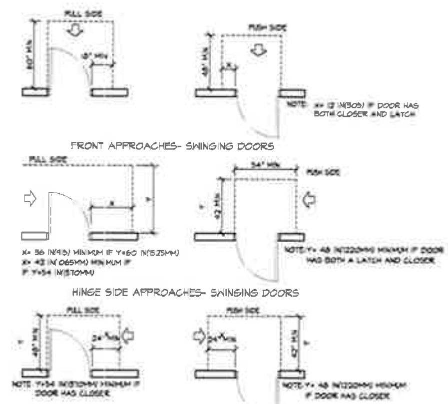
4.08.1 GENERAL:
ANY PART OF AN ACCESSIBLE ROUTE WITH A SLOPE GREATER THAN 1:20 SHALL BE CONSIDERED A RAMP AND SHALL COMPLY WITH 4.08.

SLOPE AND RISE:
THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30 IN (760MM) (SEE FIG. 6). CURB RAMPS AND RAMPS TO BE CONSTRUCTED ON EXISTING SITES OR IN EXISTING BUILDINGS OF FACILITIES MUST HAVE SLOPES AND RISES AS ALLOWED IN 4.08.2 IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

SLOPE	MAXIMUM RISE IN	MAXIMUM HORIZONTAL PROJECTION FT
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

SINGLE RAMP RUN

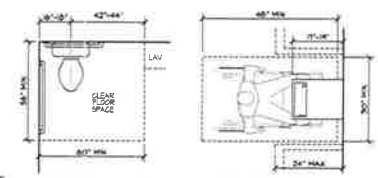
NO SCALE



NOTE: ALL DOORS IN ALCOVES SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES

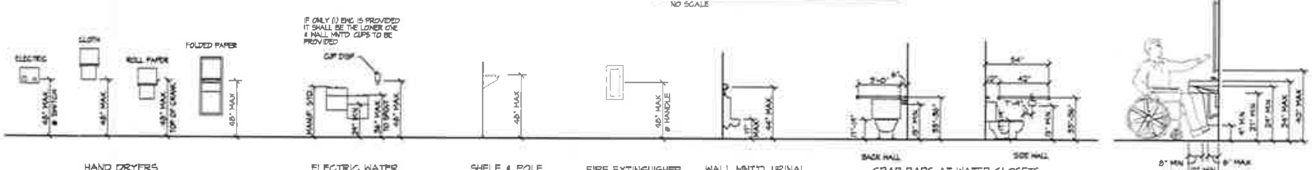
MANEUVERING CLEARANCES AT DOORS

NO SCALE



CLEAR FLOOR SPACE AT WATER CLOSET

CLEAR FLOOR SPACE



HAND DRYERS

ELECTRIC WATER COOLER

SHELF & POLE

FIRE EXTINGUISHER CABINET

WALL MNT'D. URINAL (SIDE VIEW)

GRAB BARS AT WATER CLOSETS

LAVATORY CLEARANCES

TOILET & BUILDING ACCESSORY MOUNTING HEIGHTS & CLEARANCES

NOT TO SCALE

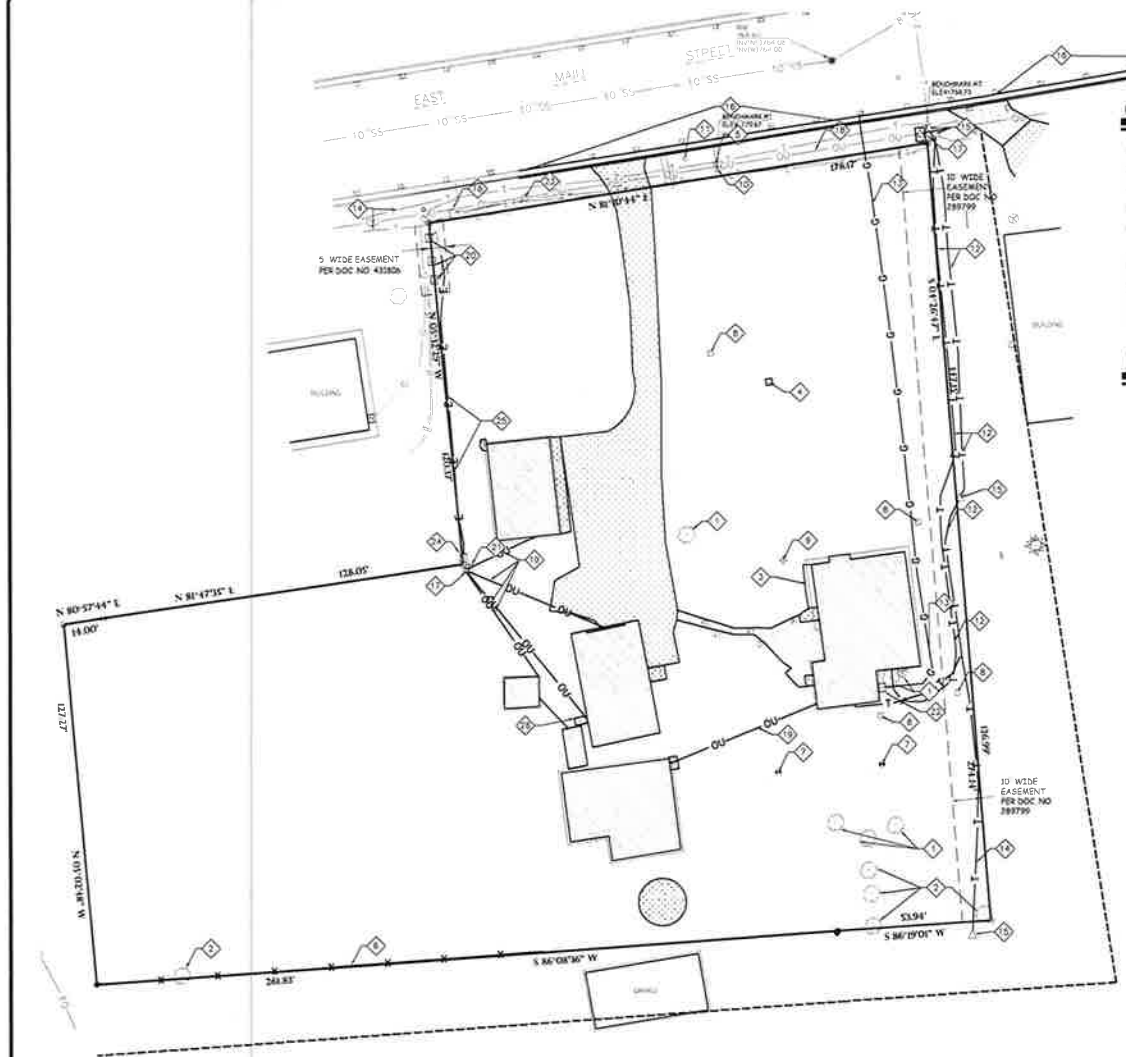
REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY. WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

G1.1



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER
3. INSTALL ALL REQUIRED EROSION CONTROL MEASURES FOR PERIMETER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
4. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING PRIVATE UTILITIES ON SITE PRIOR TO THE START OF WORK
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF WORK
8. ALL EROSION CONTROL MEASURES INSTALLED SHALL BE MAINTAINED IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS
10. STOCKPILE STRIPPED TOPSOIL ON SITE. PLACE SILT FENCE AROUND THE BASE OF THE STOCKPILE TO PREVENT EROSION
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.

KEYNOTES:

1. CLEAR AND GRUB EXISTING TREE
2. MAINTAIN EXISTING TREE
3. REMOVE EXISTING LANDSCAPE AREA SHRUBS, MULCH, AND FILTER FABRIC
4. REMOVE EXISTING WINDMILL
5. MAINTAIN EXISTING WATER VALVE
6. REMOVE EXISTING FENCE
7. REMOVE EXISTING CLOTHES LINE POLE
8. REMOVE EXISTING CLEAN OUT
9. REMOVE EXISTING FLAG POLE
10. MAINTAIN EXISTING FIRE HYDRANT
11. REMOVE EXISTING MAILBOX
12. COORDINATE REMOVAL/RELOCATION OF EXISTING UNDERGROUND TELEPHONE LINE WITH TELEPHONE COMPANY
13. COORDINATE REMOVAL/RELOCATION OF EXISTING GAS LINE WITH GAS COMPANY
14. MAINTAIN EXISTING UNDERGROUND TELEPHONE LINE
15. COORDINATE REMOVAL/RELOCATION OF EXISTING TELEPHONE PEDESTAL
16. REMOVE EXISTING CURB
17. COORDINATE WITH ELECTRIC COMPANY TO REMOVE/RELOCATE EXISTING ELECTRIC POWER POLE
18. MAINTAIN OVERHEAD UTILITIES
19. COORDINATE WITH ELECTRIC COMPANY FOR REMOVAL/RELOCATION OF EXISTING ELECTRIC LINES
20. MAINTAIN EXISTING TRANSFORMER
21. COORDINATE WITH ELECTRIC COMPANY FOR REMOVAL/RELOCATION OF EXISTING ELECTRIC METER
22. COORDINATE WITH GAS COMPANY TO REMOVE/RELOCATE GAS METER
23. MAINTAIN EXISTING UTILITY POLE
24. COORDINATE WITH ELECTRIC COMPANY FOR REMOVAL/RELOCATION OF ELECTRIC TRANSFORMER
25. COORDINATE WITH ELECTRIC COMPANY FOR REMOVAL/RELOCATION OF BURIED ELECTRICAL WIRE
26. ABANDON EXISTING WELL. COORDINATE WITH THE STATE AND LOCAL MUNICIPALITY TO MEET WELL ABANDONMENT REGULATIONS. SEND FINAL ABANDONMENT PAPERWORK TO THE CITY OF ARCADIA TO FILE FOR RECORD OF ABANDONMENT

DEMOLITION HATCH PATTERNS:

- CONCRETE REMOVAL
- GRAVEL REMOVAL
- BUILDING REMOVAL
- BITUMINOUS REMOVAL

SURVEY LEGEND

These standard symbols will be found in the drawing

- SANITARY SEWER
- OVERHEAD UTILITIES
- FIBER OPTICS
- FENCE LINE
- EDGE OF BITUMINOUS
- F.F.E. = FINISHED FLOOR ELEVATION
- SANITARY MANHOLE
- WATER VALVE
- HYDRANT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- POWERPOLE
- GAS METER
- TELEPHONE PEDESTAL
- LIGHTPOLE BASE
- CHANNEL POST
- CLOTHES LINE POLE
- CLEAN OUT
- SIGN
- FLAGPOLE
- MAILBOX
- BUSH/SHRUB
- TREE
- PINE TREE
- 3/4" O.D. x 18" IRON BAR SET WEIGHING 1.50 LBS/LIN FT
- 1-1/4" O.D. IRON PIPE FOUND
- 5/8" O.D. IRON BAR FOUND
- 3/4" O.D. IRON BAR FOUND
- STONE MONUMENT FOUND

0' 20' 40' 60'

Scale 1"=20'

DESCRIPTION

[illegible]

BENCH MARK

[illegible]

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REVISIONS	
CHECKED	A
DRAWN	TR
DATE	08.01.2017
PROJECT NO.	17-005

DEMOLITION PLAN

DGI - ARCADIA, LLC
DOLLAR GENERAL ARCADIA
CITY OF ARCADIA
TREMPEALEAU COUNTY, WISCONSIN

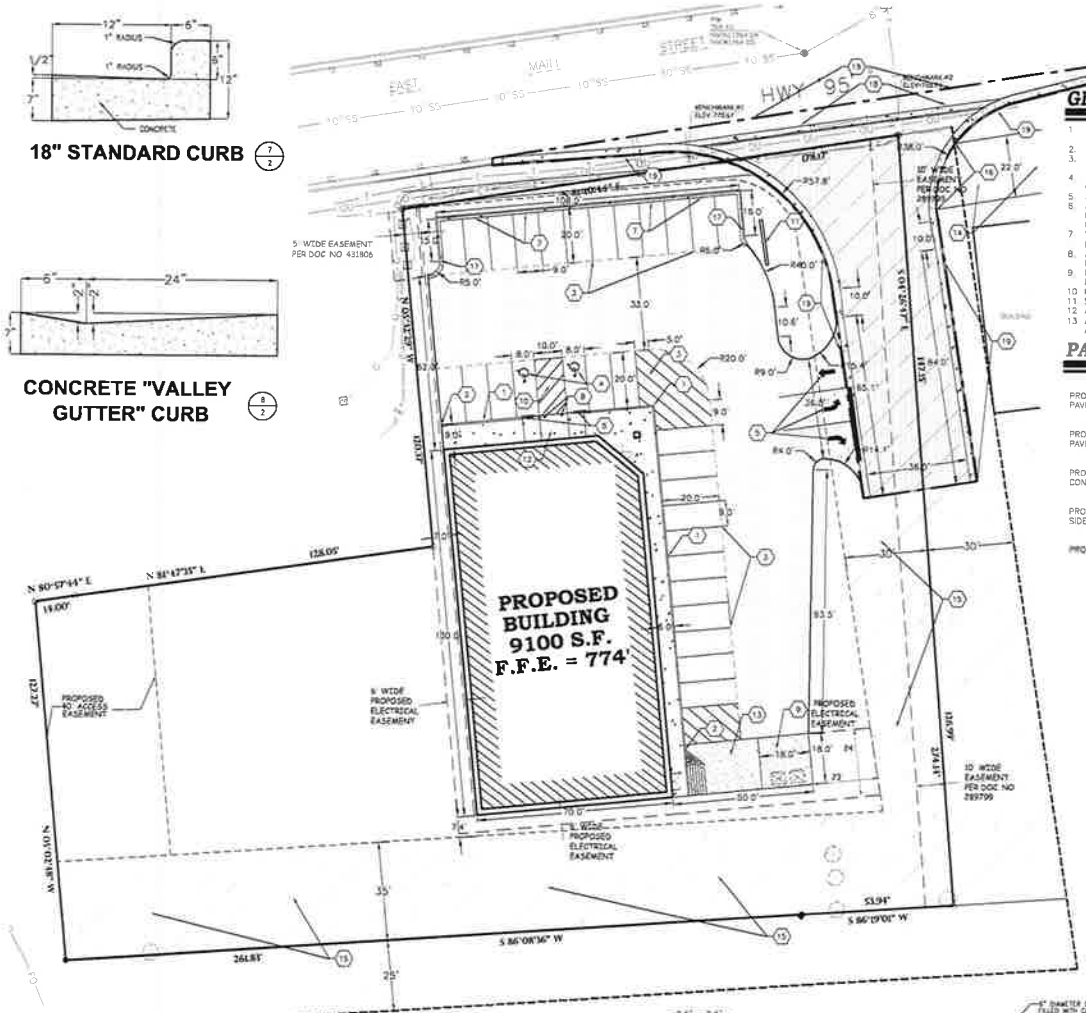
Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(Ph) 715.344.9922(Fx)

Point of Beginning

SHEET 1 OF 5

18" STANDARD CURB (7/2)

CONCRETE "VALLEY GUTTER" CURB (8/2)



GENERAL NOTES:

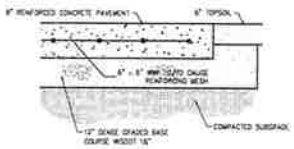
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER
3. ALL REQUIRED EROSION CONTROL MEASURES ARE TO BE INSTALLED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES AND LOCAL AUTHORITIES
5. SEE SHEET 4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT
7. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
8. ALL BIDDERS PLANNING ON SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE
9. PRIOR TO THE START OF WORK VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED
10. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES
11. SIDEWALK JOINTS TO BE AS INDICATED OR AS APPROVED BY CONSTRUCTION MANAGER
12. ALL SAWCUTS SHALL BE AT AN EXISTING JOINT IN THE CURB AND PAVEMENT
13. ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED/FERTILIZED/CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS

PAVEMENT HATCH PATTERNS:

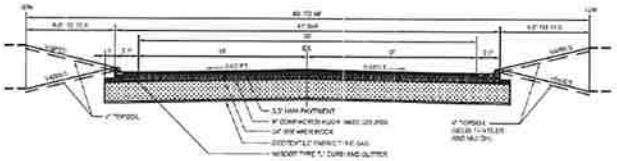
- PROPOSED 3" ASPHALT PAVEMENT (5/2)
- PROPOSED 4" ASPHALT PAVEMENT (6/2)
- PROPOSED 8" REINFORCED CONCRETE PAVEMENT (1/2)
- PROPOSED 4" CONCRETE SIDEWALK (3/2)
- PROPOSED PUBLIC ROAD (2/2)

KEYNOTES:

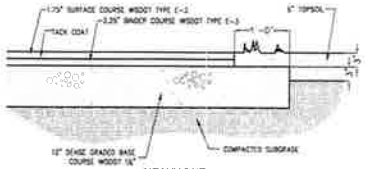
1. THICKENED EDGE WALK (3/2)
2. END OF THICKENED EDGE WALK
3. PARKING LOT STRIPING (3/3)
4. HANDI-CAP STALL (5/3)
5. DIRECTIONAL ARROW (4/2)
6. HANDI-CAP PARKING SIGN (3/3)
7. 18" STANDARD CURB (7/2)
8. CONCRETE BOLLARD (5/3)
9. 18" DEEP x 18" WIDE TRASH
10. ADA ACCESS ROUTE
11. PROPOSED PYLON SIGN
12. HANDI-CAP RAMP (1/2)
13. 18" DEEP x 26" WIDE CONCRETE PAD FOR DELIVERY
14. TEMPORARY DRIVEWAY CONNECTION
15. RIGHT OF WAY DEDICATION
16. CURB CUT FOR DRIVEWAY
17. 3' CURB TAPER
18. CONCRETE "VALLEY GUTTER" CURB (8/2)
19. LOCATION OF IMPROVEMENTS



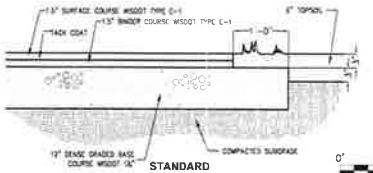
REINFORCED CONCRETE (1/2)



PUBLIC ROAD (2/2)

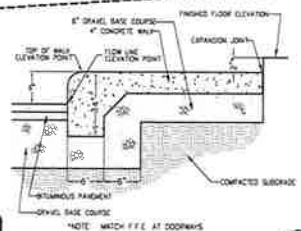


HEAVY DUTY

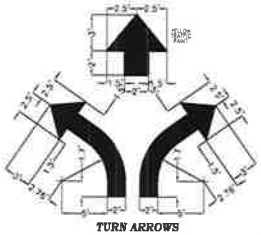


STANDARD

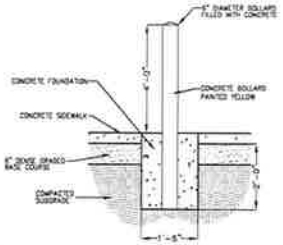
ASPHALT PAVEMENT (6/2)



THICKENED EDGE WALK (3/2)



DIRECTIONAL ARROWS (4/2)



CONCRETE BOLLARD (5/3)

Scale 1"=20'

DESCRIPTION

BENCH MARK

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REVISIONS

CHECKED: JL
DRAWN: TR
DATE: 08/31/2017
PROJECT NO. 17.022

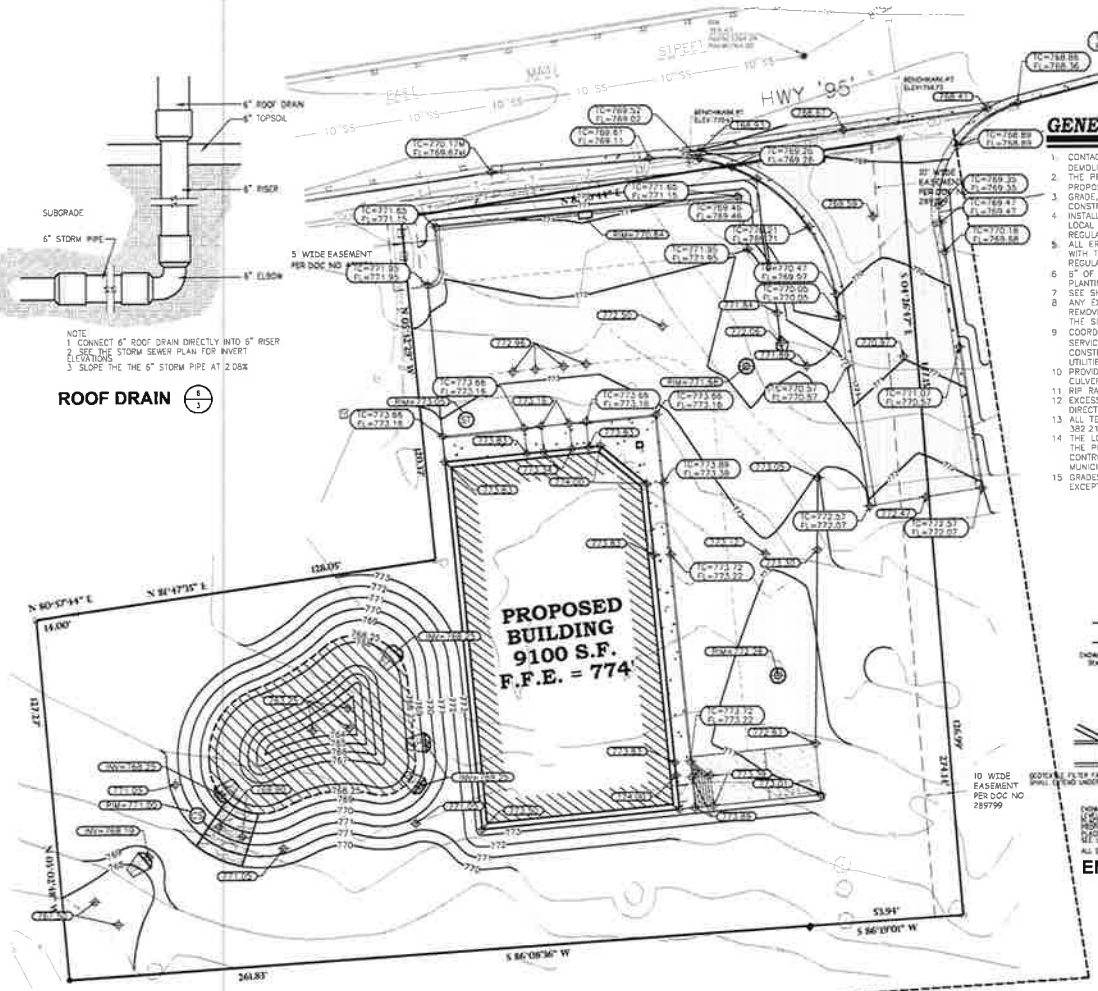
LAYOUT PLAN

DGI - ARCADIA, LLC
DOLLAR GENERAL ARCADIA
CITY OF ARCADIA
TREMPEALEAU COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9922(fax) 715.344.9922(fax)
Point of Beginning

NOTE
1 CONNECT 6" ROOF DRAIN DIRECTLY INTO 6" RISER
2 SEE THE STORM SEWER PLAN FOR INVERT ELEVATIONS
3 SLOPE THE THE 6" STORM PIPE AT 2.08%

ROOF DRAIN (6/3)

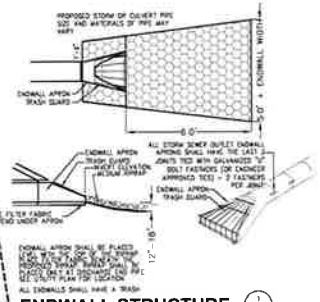


GENERAL NOTES:

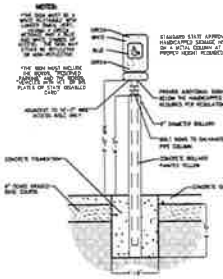
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 774.00 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'
3. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER
4. INSTALL ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES AND THE DEPARTMENT OF NATURAL RESOURCES REGULATIONS
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE DEPARTMENT OF NATURAL RESOURCES, LOCAL AUTHORITIES REGULATIONS
6. 8" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND ALL PLANTING BED AREAS
7. SEE SHEET 4 FOR ALL REQUIRED EROSION CONTROL ELEMENTS
8. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT
9. COORDINATE ALL EARTHWORK ACTIVITIES WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES
10. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
11. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH
12. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. SILT FENCE SHALL BE PLACED AROUND STOCKPILE
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED
15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED

GRADING LEGEND:

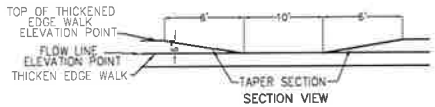
EXISTING CONTOUR	770
PROPOSED CONTOUR	770
PROPOSED SPOT ELEVATION	771.50
PROPOSED ENDWALL INVERT ELEVATION	INV=770.00
PROPOSED RIM ELEVATION	RIM=770.50
PROPOSED TOP OF CURB ELEVATION	TC=770.30
PROPOSED FLOW LINE ELEVATION	FL=769.50
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1/3
PROPOSED STORM SEWER CLEANOUT	3/5
PROPOSED SANITARY SEWER CLEANOUT	3/2
PROPOSED WET POND	2/3
PROPOSED RIP RAP OVERFLOW WEIR	4/3
PROPOSED STORM MANHOLE	4/5
PROPOSED CONTROL STRUCTURE MANHOLE	6/5
PROPOSED CATCH BASIN	4/5
PROPOSED BOX INLET	2/5



ENDWALL STRUCTURE (1/3)



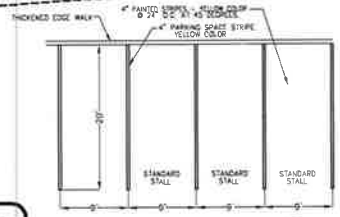
ADA PARKING SIGN (2/3)



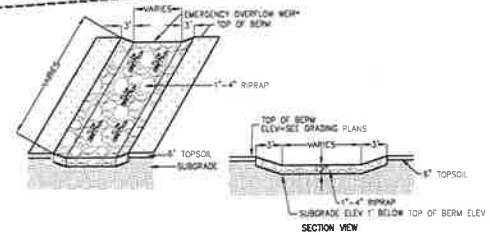
SECTION VIEW

PLAN VIEW

HANDICAP PARKING STALL (5/3)



PARKING LOT STRIPING (2/3)



SECTION VIEW

RIPRAP OVERFLOW WEIR (4/3)

0' 20' 40' 60'
Scale 1"=20'

DESCRIPTION

BENCH MARK

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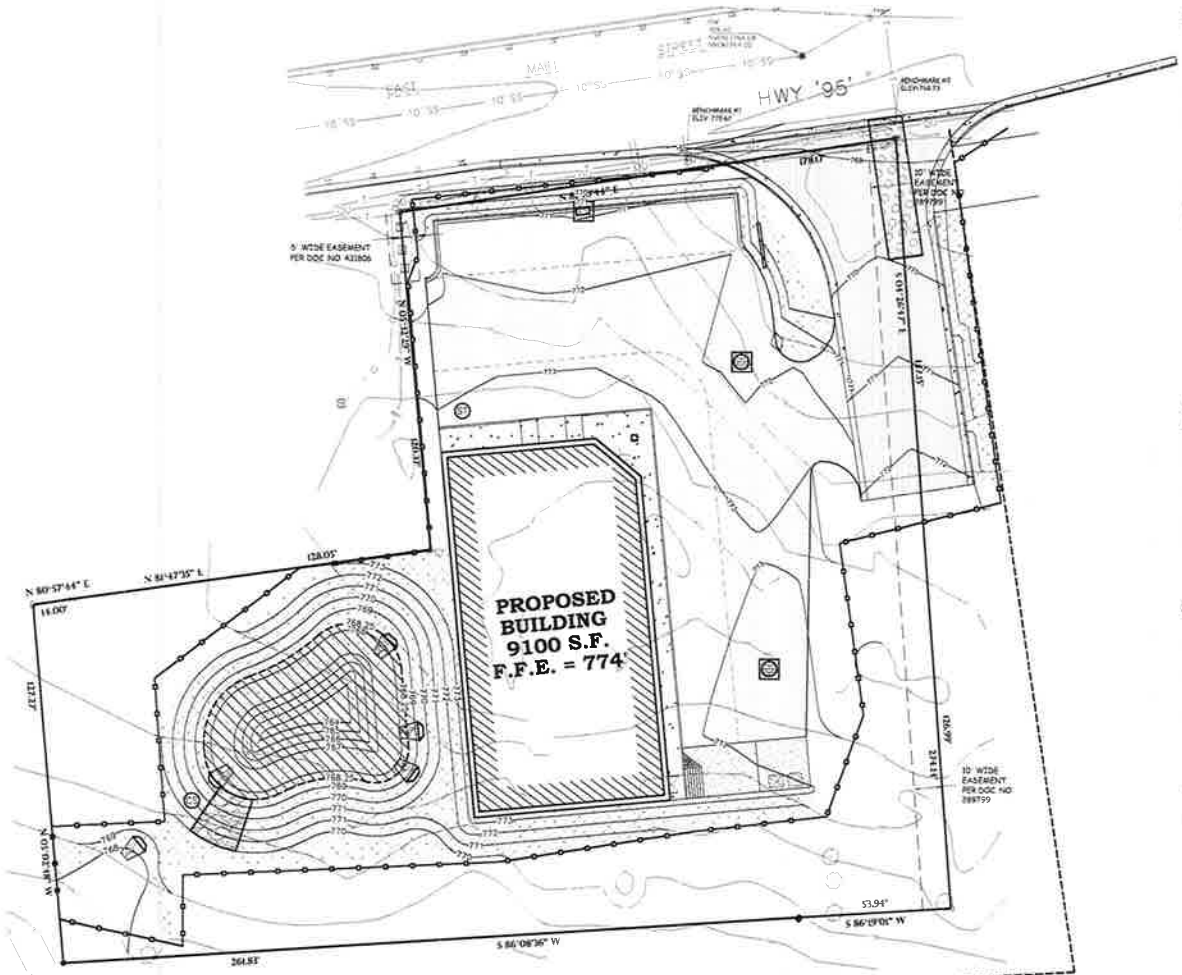
REVISIONS

CHECKED JL
DRAWN TW
DATE 08.31.2017
PROJECT NO. 17-222

GRADING PLAN

DGI - ARCADIA, LLC
DOLLAR GENERAL ARCADIA
CITY OF ARCADIA
TREMPEALEAU COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
5709 Windy Drive, Suite D
Stevens Point, WI 54482
715.344.9999(PH) 715.344.9922(FX)
Point of Beginning



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 3 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY
6. OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IF ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH THE WI DNR TECHNICAL STANDARDS 1061 TO PREVENT THE DISCHARGE OF SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE
13. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION
14. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH
15. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOW OR FROZEN GROUND
16. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE
17. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187 THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL SEQUENCING

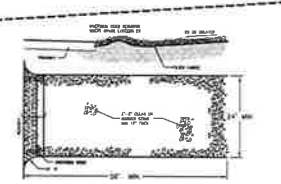
1. INSTALL PERIMETER EROSION CONTROL
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT
6. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS
7. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
8. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE SEE SPECIFICATIONS FOR DETAILS

EROSION CONTROL LEGEND:

EXISTING CONTOUR	774	
PROPOSED CONTOUR	774	
PROPOSED SILT FENCE		1/4
EROSION CONTROL BLANKET		2/4
ROCK CONSTRUCTION ENTRANCE		1/4
RIP RAP OVERFLOW WEIR		3/4
INLET PROTECTION		3/4

DESCRIPTION

BENCH MARK

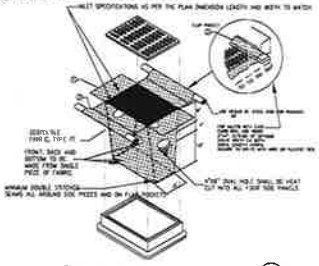


NOTES
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT MAY HAVE TO BE REPEATED AS NECESSARY.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTERING ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. A TRACKING PAD IS FILLED WITH SCRAPED PEBBLES AND REPLACE DIRTY/WASHED STONE

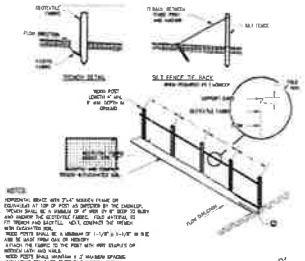
SEDIMENT TRACKING PAD 1/4

GENERAL NOTES

EROSION CONTROL BLANKETS 2/4



INLET PROTECTION 3/4



NOTES

SILT FENCE 4/4

0' 20' 40' 60'
Scale 1"=20'

CHECKED	JC
DRAWN	TR
DATE	06.21.2017
PROJECT NO.	17-222

EROSION CONTROL PLAN

DGI - ARCADIA, LLC
DOLLAR GENERAL ARCADIA
CITY OF ARCADIA
TREMPEALEAU COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
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Point of Beginning

SHEET 4 OF 5

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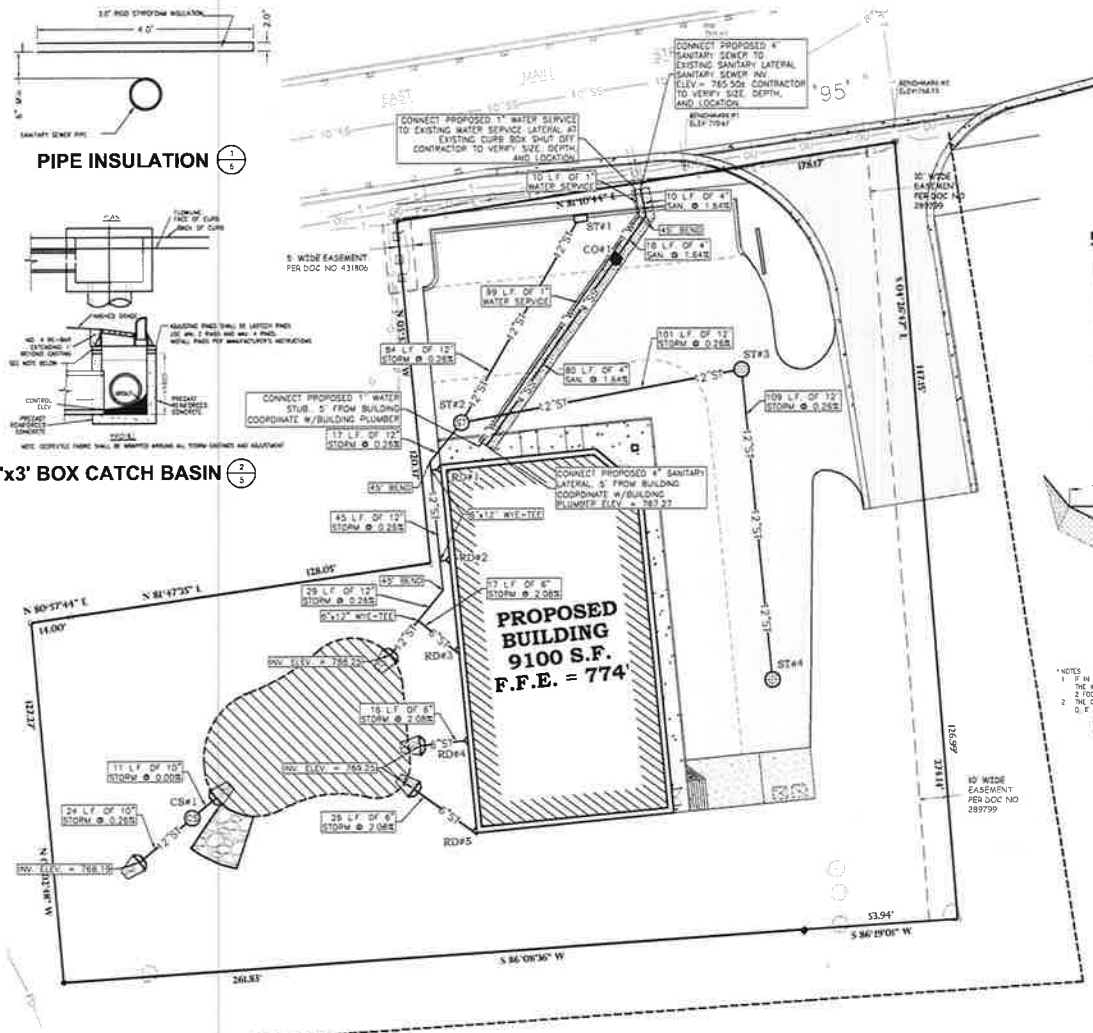
PIPE INSULATION (1/5)

2'x3' BOX CATCH BASIN (2/5)

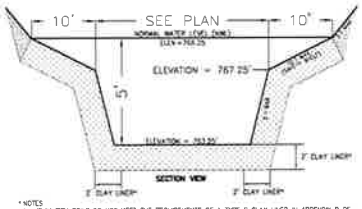


GENERAL NOTES:

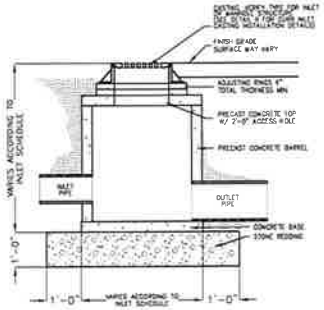
1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS FOR EXACT CONNECTION LOCATIONS AND VERIFY SANITARY SEWER LATERAL
5. COORDINATE ALL UTILITY WORK WITH GAS, ELECTRICAL, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES RESPONSIBLE FOR INSTALLATION OF SAID UTILITIES
6. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY
7. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21
8. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-0" TO THE TOP OF PIPE FROM THE PROPOSED FINISHED GRADES, SEE SHEET 3 FOR PROPOSED GRADES
9. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED
10. FIELD VERIFY THE SANITARY LATERAL CONNECTION INVERT ELEVATION PRIOR TO THE START OF WORK
11. PROVIDE RIP RAP AT ALL ENDWALL STRUCTURES OF THE PROPOSED CULVERTS TO PREVENT WASHOUT AND EROSION.
12. RIP RAP SHALL HAVE FILTER FABRIC PLACED BENEATH

UTILITY LEGEND:

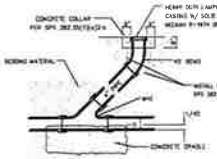
PROPOSED SANITARY SEWER	4"SS	PROPOSED RIP RAP OVERFLOW WEIR	4/5
PROPOSED WATER MAIN	1"W	PROPOSED PIPE INSULATION	1/5
PROPOSED STORM SEWER	x"ST	PROPOSED STORM MANHOLE	4/5
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	1/5	PROPOSED CATCH BASIN	4/5
PROPOSED SANITARY CLEANOUT	5/5	PROPOSED BOX INLET	3/5
PROPOSED WET POND	3/5	PROPOSED CONTROL STRUCTURE MANHOLE	6/5
PROPOSED ROOF DRAIN CONNECTION	6/5		



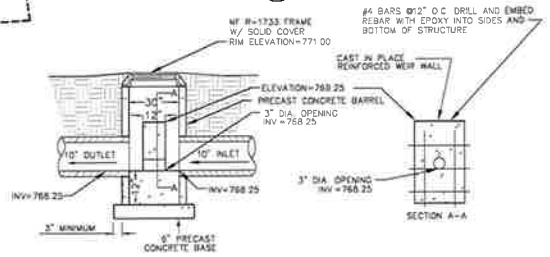
WET DETENTION POND (3/5)



STORM MANHOLE (4/5)



SEWER CLEANOUT (5/5)



CONTROL STRUCTURE #1 (6/5)

0' 20' 40' 60'
Scale 1"=20'

DESCRIPTION

[illegible]

BENCH MARK

[illegible]

ROOF DRAIN SCHEDULE:

RD#1	RD#2	RD#3
RIM 773.50	RIM 773.50	RIM 773.50
INV * 768.54	INV * 768.46	INV * 768.65

RD#4	RD#5
RIM 773.50	RIM 773.50
INV * 769.58	INV * 769.79

* NOTE INVERT ELEVATION SHOWN AT 90° BEND/VERTICAL RISER

CLEAN OUT SCHEDULE:

CO#1
RIM 771.36
INV * 765.96

* NOTE INVERT ELEVATION SHOWN AT 90° BEND/VERTICAL RISER

STORM MANHOLE SCHEDULE:

ST#1
RIM 770.84
INV SW 768.71
DEPTH 2.13
2' x 3' CONCRETE BOX W/ NEENAH R-3067 CASTING W/ TYPE R GRATE

ST#2
RIM 773.05
INV SW 768.49
INV NE 768.49
INV. E 768.49
DEPTH 4.56
48" I.D. PRECAST MANHOLE W/ NEENAH R-1733-1 CASTING W/ SOLID COVER

ST#3
RIM 771.68
INV W 768.75
INV S 768.75
DEPTH 2.93
36" I.D. PRECAST MANHOLE W/ R-2563 CASTING

ST#4
RIM 772.26
INV N 769.03
DEPTH 3.23
36" I.D. PRECAST MANHOLE W/ R-2563 CASTING

CS#1
RIM 771.00
INV SE 768.25
INV NE 768.25
DEPTH 3.75
30" I.D. PRECAST MANHOLE W/ NEENAH R-1733 CASTING W/ SOLID COVER

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DESIGNED	JL
DRAWN	TR
DATE	08.31.2017
PROJECT NO.	17.022

UTILITY PLAN

DGI - ARCADIA, LLC
DOLLAR GENERAL ARCADIA
CITY OF ARCADIA
TREMPEALEAU COUNTY, WISCONSIN

Land Surveying
Engineering
Landscape Architecture
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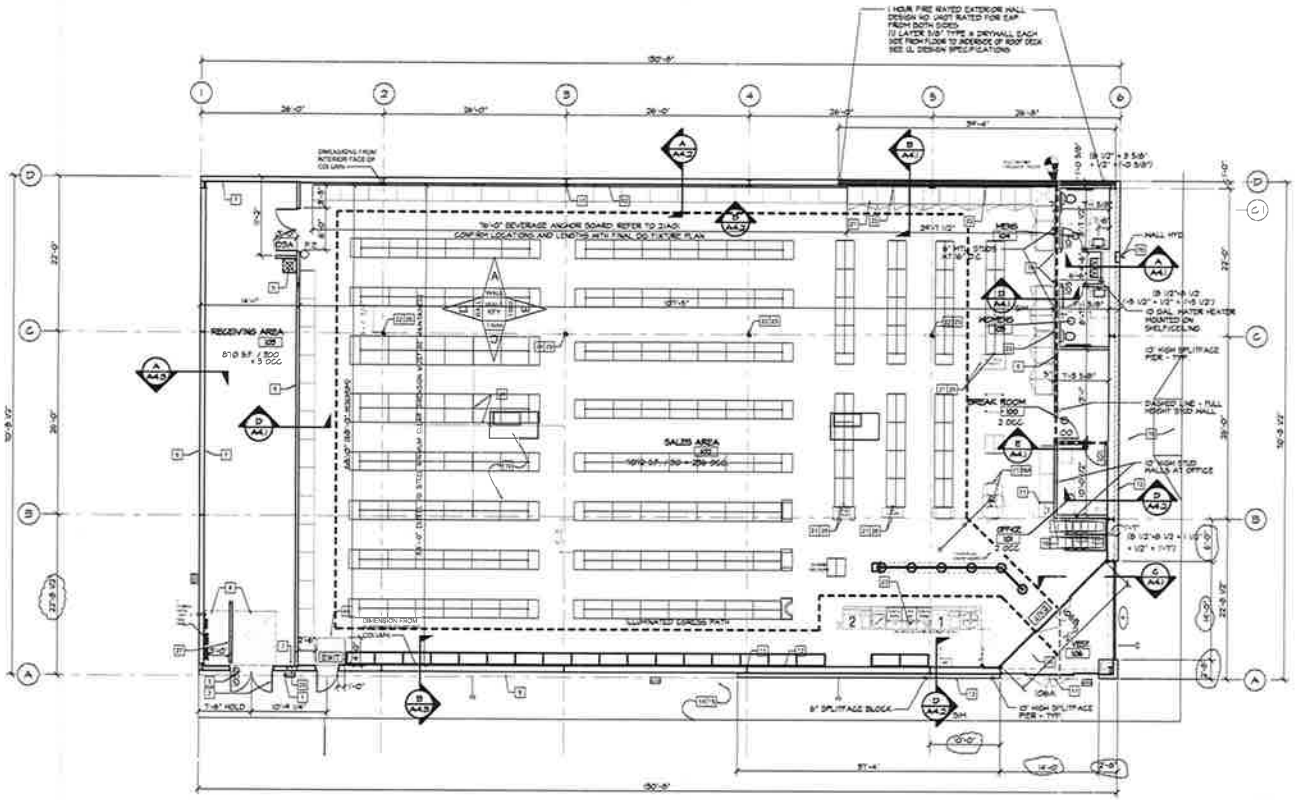
Point of Beginning

SHEET 5 OF 5

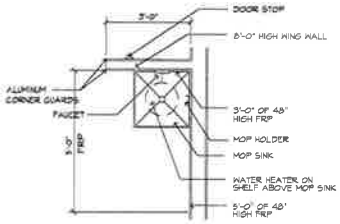


FLOOR PLAN
1/8" = 1'-0"

NORTH

FLOOR PLAN KEYED NOTES

1. RECEIVING DOOR BUZZER - TORK MDL#TA705 OR EQUAL
2. DOOR SCOPE. REFER TO DOOR SCHEDULE
3. WEATHER STRIP & LOW PROFILE THRESHOLD. SEE DOOR SCHEDULE
4. STRIPE FLOOR FOR DESIGNATED EGRESS PATH (PAINT YELLOW) AND 7'-0" DESIGNATED BMS PANEL CLEARANCE (PAINT RED).
4A. STRIPE FLOOR FOR DESIGNATED ADA EGRESS PATH (PAINT YELLOW)
5. PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK
6. 3 5/8" METAL STUD WITH 1/2" MINIMUM GYPSUM BOARD (BOTH SIDES). REFER TO NOTED WALL SECTION. REFER TO ROOM FINISH SCHEDULE FOR GYPSUM BOARD HEIGHT AT ANY PARTICULAR WALL
7. METAL LINER PANELS TO 8'-0" A.F.F. (BY PRE-ENGINEERED BUILDING MANUFACTURER)
8. DIMENSIONS ARE TO COLUMN LINE UNLESS OTHERWISE NOTED
9. METAL BUILDING PANELS (BY PEMB). PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 9'-0".
10. CONCRETE SLAB WITH STRUCTURAL MIN. 6x6W1.4 WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN. 10 MM THICK) OVER CRUSHED STONE BASE. TYPICAL OR EQUIVALENT. SEE STRUCTURAL DWGS. PROVIDE CONTROL JOINTS AS SHOWN ON S0.3.
11. METAL BUILDING FRAME. REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION.
12. 1/2" GYPSUM BOARD (TO 16'-0" A.F.F.) OVER METAL LINER PANELS AND INSULATION WITH VAPOR BARRIER.
13. 4" SPLIT-FACED CMU PAINTED TO MATCH SIDE WALL PANELS. SILICON FACE OF BLOCK WITH STEEL CAPS. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
14. SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING
15. BROOM FINISH CONCRETE SIDEWALK, TYPICAL.
16. BRONZE STOREFRONT SYSTEM. REFER TO NOTED WALL SECTION FOR ADDITIONAL INFORMATION. CONTINUE GYPSUM BOARD ABOVE STOREFRONT TO DECK
17. LINE OF SOFFIT OR CANOPY ABOVE
18. A.D.A. COMPLIANT ACCESSIBLE RAMP WITH YELLOW PAINTED SIDES TO ACCESSIBLE PARKING STALLS
19. MC CUE CART AND BUMPER GUARDS. TOP INSTALLED @ 3'-5" A.F.F. ORDER TRIM KIT FOR THIS PROTOTYPE
20. WALL HYDRANT. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
21. REFRIGERATION BY DOLLAR GENERAL
22. ROUND PIPE STEEL COLUMN WITH RECESSED BASE PLATE. PAINT SW7005 PURE WHITE. WRAP COLUMN WITH TIGHT LOOP DAMPLY (BLACK) HIGH BASE, 10'-0" A.F.F.
23. POWER POLE. COORDINATE FINAL LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN (F01).
24. CONTROL JOINTS ARE TO BE PLACED ALONG COLUMN LINES AND MID POINT BETWEEN COLUMN LINES. COORDINATE WITH STRUCTURAL DRAWINGS
25. FLOOR AREA AT BASE OF COLUMNS WITHIN THE CONST JOINTS. TO BE PAINTED BLACK MAGIC TINT
26. ENDCAP COOLER/FREEZER TO BE HARDWIRED THROUGH WHITE SO CORD WITH DUPLEX AT END. CC TO LEAVE BOTTOM HANGING AT 80" A.F.F. (SEE ELECTRICAL). CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
28. KIOSK COOLER TO BE HARDWIRED THROUGH WHITE SO CORD WITH QUAD AT END. CC TO LEAVE BOTTOM HANGING AT 48" A.F.F. (SEE ELECTRICAL). CORD ANCHORED TO PURLINS ABOVE. COORDINATE LOCATION WITH FINAL DOLLAR GENERAL FIXTURE PLAN.
27. MC CUE RAILING IN FRONT OF ELECTRICAL PANELS. 8'-0" LONG WITH TOP TWO RAILINGS AND NO MIDDLE POST
26. CART AREA. REFER TO 5 & 6/A06.



MOP SINK DETAIL
1/2" = 1'-0"

NORTH

REVISIONS

FISHER & ASSOCIATES, LLC
Architects / Planners
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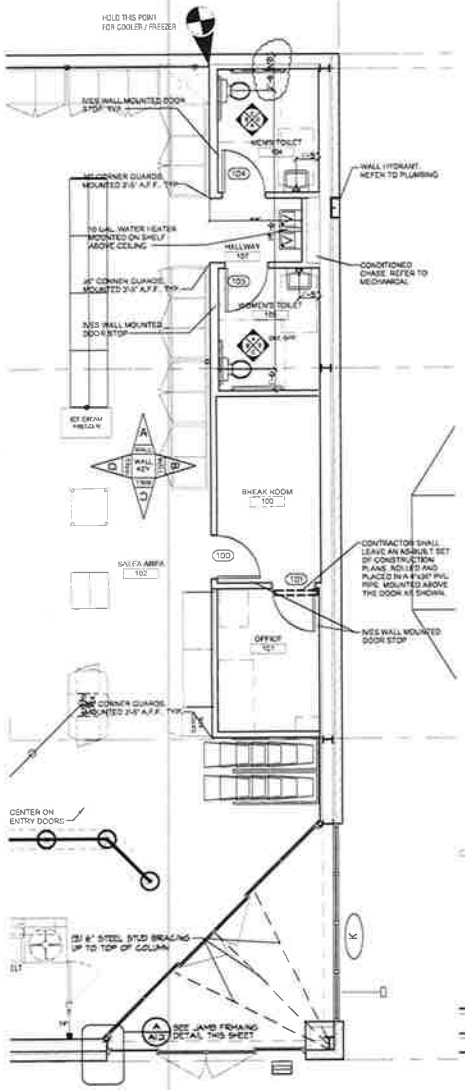
WAUKESHA, WI 53186
FISHER@FISHERASSOCIATES.US.NET.COM

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY '95'
CITY OF ARCADIA, TREMPEALEAU CTY. WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	28012
DATE:	4/03/18

A1.1



RESTROOM / OFFICE / BREAKROOM PLAN
1/4" = 1'-0"

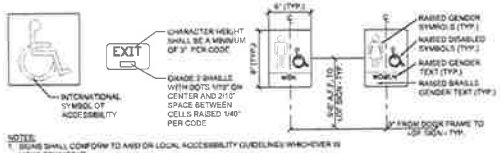
NORTH

TOILET ROOM ACCESSORIES

B2740	BOBRICK DOUBLE TOILET TISSUE DISPENSER
B250	BOBRICK PAPER TOWEL DISPENSER
7-24x36	GAMCO 24" x 36" ANGLE FRAME
	MIRROR
1515x36	GAMCO 1 1/2" X 36" GRAB BAR
1515x42	GAMCO 1 1/2" X 42" GRAB BAR
1515x18	GAMCO 1 1/2" X 18" GRAB BAR
125-1	GAMCO MOP HOLDER

TOILET ROOM NOTES:

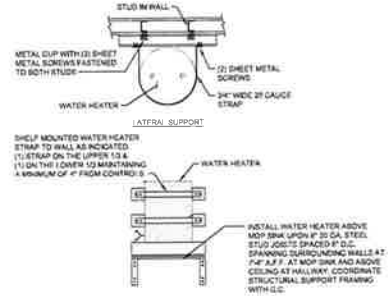
1. ALL TOILET ROOM ACCESSORIES PROVIDED BY CONTRACTOR.
2. ALL STORES MUST INCLUDE 2 REST ROOMS, EVEN WHEN NOT REQUIRED BY CODE. ANY VARIATION MUST BE APPROVED IN WRITING BY THE DOLLAR GENERAL CONSTRUCTION DEPARTMENT.
3. RESTROOMS MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE AND LOCAL) FIRE AND HEALTH DEPARTMENT CODES. ADA REQUIREMENTS MUST ALSO BE MET IN BOTH RESTROOMS. SOME CODES MAY REQUIRE ADDITIONAL TOILETS OR LAVATORIES. PLEASE CONTACT DOLLAR GENERAL CONSTRUCTION DEPARTMENT FOR ALTERNATE PLANS FOR THESE SITUATIONS.
4. PROVIDE AND INSTALL 7x3 MIRROR (OR LARGER IF REQUIRED BY CODE).
5. CONTRACTOR TO INSTALL SOAP DISPENSERS, TOILET PAPER HOLDERS, DOOR CLOSER, EXHAUST FANS, AND ALL BASS SECURITY PARTS IN BOTH RESTROOMS. PROVIDE SOLID BLOCKING IN WALL FOR SUPPORT.



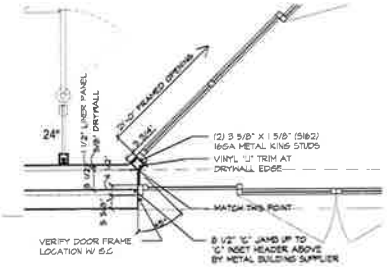
NOTES:
1. SIGNS SHALL CONFORM TO ANSI OR LOCAL ACCESSIBILITY GUIDELINES WHICHEVER IS MORE STRINGENT.
2. ALL BUILDINGS AND ENTRANCES THAT ARE ACCESSIBLE AND USABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED WITH A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. G.C. TO PROVIDE TACTILE "EXIT" SIGNS AT ALL GRADE LEVEL EXIT DOORS PER CODE.
4. SIGNS TO BE INSTALLED ON THE LATCH SIDE OF THE DOOR, OR IF NO SPACE ON THE NEAREST WALL PREFERABLY ON THE RIGHT. SIGNAGE SHALL HAVE NON GLARE FINISH W/ A CONTRASTING BACKGROUND. SEE A1 FOR LOCATION OF SIGNAGE.

ACCESSIBLE SIGNAGE
SCALE: 1 1/2"=1'-0"

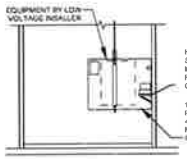
GRAB BAR DETAIL
SCALE: 1 1/2"=1'-0"



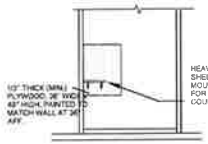
WATER HEATER SHELF DETAIL
SCALE: N.TS



A / A1.2 JAMB DETAIL
1/2" = 1'-0"



OFFICE WALL B
SCALE: SEE BELOW



OFFICE WALL C
SCALE: SEE BELOW

OFFICE WALL D
SCALE: SEE BELOW

REVISIONS:

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Architects / Planners
N5 S2040 Bluff Dr (P.O. Box 340)
Cedarburg, WI 53012
(262) 375-4700 FAX (262) 375-4710
www.fisherassociates.com

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY "96"
CITY OF ARCADIA, TREMPEALEAU CTY., WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

A1.2

ROOM SCHEDULE

NO	ROOM NAME	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	A WALL MATERIAL	A WALL FINISH	B WALL MATERIAL	B WALL FINISH	C WALL MATERIAL	C WALL FINISH	D WALL MATERIAL	D WALL FINISH	CEILING MATERIAL	CEILING FINISH	REMARKS
[illegible]	BREAK RM	SEALED CONCRETE	CONCRETE WITH SEALER	4" RUBBER VINYL BASE	BLACK	GYP. BD ON MTL STUDS TO UNDER-SIDE OF DECK ABOVE	SHERWIN WILLIAMS - SW7005-PURE WHITE PRO-MAR LATEX SEMI-GLOSS	[illegible]	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	EXPOSED TO STRUCTURE ABOVE	N/A	
[illegible]	OFFICE	SEALED CONCRETE	CONCRETE WITH SEALER	4" RUBBER VINYL BASE	BLACK	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	[illegible]	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW7005-PURE WHITE, PRO-MAR LATEX SEMI-GLOSS	EXPOSED TO STRUCTURE ABOVE	N/A	
[illegible]	SALES AREA	POLISHED CONCRETE (STEPS 1-6)	POLISHED CONCRETE WITH SEALER	4" RUBBER VINYL BASE	BLACK	[illegible]	SHERWIN WILLIAMS PRO-MAR LATEX SATIN. SEE ELEVS ON THIS SHEET.	GYP. BD. TO HEIGHT NOTED ON WALL SECTIONS	SHERWIN WILLIAMS PRO-MAR LATEX SATIN. SEE ELEVS ON THIS SHEET.	[illegible]	SHERWIN WILLIAMS PRO-MAR LATEX SATIN. SEE ELEVS ON THIS SHEET	GYPSUM BOARD TO ROOF DECK	SHERWIN WILLIAMS PRO-MAR LATEX SATIN. SEE ELEVS ON THIS SHEET	EXPOSED TO STRUCTURE ABOVE	N/A	
[illegible]	RECEIVING AREA	SEALED CONCRETE	CONCRETE WITH SEALER	4" RUBBER VINYL AT DRYWALL WALL "B"	N/A	METAL LINER PANEL TO 8'-0" A.F.F.	WHITE	GYPSUM BOARD TO ROOF DECK	TAPED, PAINTED AS REQ'D BY CODE. METAL LINER PANEL TO 8'-0" AS ALTERNATE	METAL LINER PANEL TO 8'-0" A.F.F.	WHITE	METAL LINER PANEL TO 8'-0" A.F.F.	WHITE	EXPOSED TO STRUCTURE ABOVE	N/A	
104	MENS	SHEET VINYL	TO BE DETERMINED	4" RUBBER VINYL BASE	BLACK	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYP BD OR ACT CEILING @ 8'-0" A.F.F.	WHITE	
[illegible]	WOMENS	SHEET VINYL	TO BE DETERMINED	4" RUBBER VINYL BASE	BLACK	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYPSUM BOARD TO 8'-0" A.F.F.	8'-0" HIGH FIBERGLASS REINFORCED PANEL - "WHITE"	GYP BD OR ACT CEILING @ 8'-0" A.F.F.	WHITE	
[illegible]	VESTIBULE (WHEN REQUIRED)	POLISHED CONCRETE (STEPS 1-6)	POLISHED CONCRETE WITH SEALER	4" RUBBER VINYL BASE	BLACK	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW6991 BLACK MAGIC PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW6991 BLACK MAGIC, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW6991 BLACK MAGIC, PRO-MAR LATEX SEMI-GLOSS	GYPSUM BOARD TO 10'-0" A.F.F.	SHERWIN WILLIAMS - SW6991 BLACK MAGIC, PRO-MAR LATEX SEMI-GLOSS	GYP BD OR ACT CEILING @ 10'-0" A.F.F.	WHITE	
[illegible]	HALLWAY	POLISHED CONCRETE (STEPS 1-6)	POLISHED CONCRETE WITH SEALER	4" RUBBER VINYL BASE	BLACK	GYPSUM BOARD TO 8'-0" A.F.F.	SHERWIN WILLIAMS - SW6991 BLACK MAGIC PRO-MAR LATEX SEMI-GLOSS TO 48" AFF SHERWIN WILLIAMS - SW7005 PURE WHITE PRO-MAR LATEX SEMI-GLOSS ABOVE 48" AFF	GYPSUM BOARD TO 8'-0" AFF	SHERWIN WILLIAMS - SW6991 BLACK MAGIC PRO-MAR LATEX SEMI-GLOSS TO 48" AFF SHERWIN WILLIAMS - SW7005 PURE WHITE PRO-MAR LATEX SEMI-GLOSS ABOVE 48" AFF	GYPSUM BOARD TO 8'-0" AFF	SHERWIN WILLIAMS - SW6991 BLACK MAGIC PRO-MAR LATEX SEMI-GLOSS TO 48" AFF SHERWIN WILLIAMS - SW7005 PURE WHITE PRO-MAR LATEX SEMI-GLOSS ABOVE 48" AFF	GYPSUM BOARD TO 8'-0" A.F.F. ON BULKHEAD	SHERWIN WILLIAMS - SW7005 PURE WHITE PRO-MAR LATEX SEMI-GLOSS ABOVE 48" AFF	ACT CEILING @ 8'-0" A.F.F.	WHITE	

DOOR SCHEDULE

NO.	Type	SIZE W	SIZE H	SIZE T	DETAILS HEAD	DETAILS JAMB	DOOR HARDWARE	REMARKS
100	A	3'-0"	7'-0"	1 3/4"	6/A6	5/A6	(1) STANLEY PASSAGE LOCKSET QCL230-E-626-S4 - NO KEY REQUIRED. (1) STANLEY DOOR CLOSER QDC311-689 (1) IVES WALL STOP #402-1/2B-26D	SOLID CORE WOOD DOOR OR HOLLOW CORE METAL DOOR PAINTED SW6991 BLACK MAGIC (SEMI-GLOSS).
101	B	3'-0"	7'-0"	1 3/4"	6/A6	5/A6	(1) STANLEY STOREROOM LOCKSET QCL270-E-626-S4-SC-KD - KEY #1 (1) STANLEY DOOR CLOSER QDC311-689 (1) IVES WALL STOP #402-1/2B-26D (1) TACO DOOR VIEWER #TA3310PC	SOLID WOOD DOOR OR HOLLOW CORE METAL DOOR PAINTED SW6991 BLACK MAGIC (SEMI-GLOSS).
102	D	3'-0"	7'-0"	1 3/4"	3/A6	2/A6	(1) VON DUPRIN GUARD-X EXIT ALARM LOCK #2670-28 (1) STANLEY DOOR CLOSER QDC311-689 (1) DOOR PULL BN US28 (1) DOOR SWEEP WEATHERSTRIPPING (1) 7015SC8-26D-RIM CYLINDER	HOLLOW CORE METAL DOOR, PAINT EXTERIOR SW7041 VAN DYKE BROWN (SEMI-GLOSS); PAINT INTERIOR SW6991 BLACK MAGIC (SEMI-GLOSS).
103A	C	6'-0"	7'-0"	1 3/4"	6/A6	5/A6	(2) BURNS PULL PLATES #5410-32D-26D-GRIP (2) BURNS PUSH PLATES #54-US32D (4) IVES KICK PLATES #8400-US32D-8X34 (2) STANLEY DOOR CLOSERS QDC311-689 (2) IVES 4" DOOR HOLDER #[illegible] - IF NOT FIRE RATED WALL	FIRE RATED DOORS, SOLID CORE WOOD DOOR OR HOLLOW METAL DOOR PAINTED SW6991 BLACK MAGIC (SEMI-GLOSS).
103B	E	6'-0"	7'-0"	1 3/4"	3/A6	2/A6	(1) VON DUPRIN GUARD-X EXIT ALARM LOCK #2670-28 (1) VON DUPRIN GUARD-X DOUBLE DOOR STRIKE #2609 (1) DETEX DOUBLE DOOR HOLDER #DDH-2250 TOP & BOTTOM (2) STANLEY DOOR CLOSERS QDC311-689 (2) BURNS PULL PLATES #5410-32D-26D-GRIP (2) BURNS PUSH PLATES #54-US32D (1) 2" DOOR SCOPE #DS/1000MB (2) 8" DOOR HOLDERS #608Z (1) NATIONAL GUARD HD THRESHOLD #425 HD-6 FT. (2) DOOR SWEEPS, WEATHERSTRIPPING (1)7015SC8-26D RIM CYLINDER	HOLLOW CORE METAL DOOR, PAINT EXTERIOR SW7041 VAN DYKE BROWN (SEMI-GLOSS); PAINT INTERIOR SW6991 BLACK MAGIC (SEMI-GLOSS).
104	A	3'-0"	7'-0"	1 3/4"	6/A6	5/A6	(1) STANLEY STOREROOM LOCKSET QCL270-E-626-S4-SC-KD - KEY #2 (1) STANLEY DOOR CLOSER QDC311-689 (1) IVES WALL STOP #402-1/2B-26D	SOLID WOOD DOOR OR HOLLOW CORE METAL DOOR PAINTED SW6991 BLACK MAGIC (SEMI-GLOSS)
105	A	3'-0"	7'-0"	1 3/4"	6/A6	5/A6	(1) STANLEY STOREROOM LOCKSET QCL270-E-626-S4-SC-KD - KEY #2 (1) STANLEY DOOR CLOSER QDC311-689 (1) IVES WALL STOP #402-1/2B-26D	SOLID WOOD DOOR OR HOLLOW CORE METAL DOOR PAINTED SW6991 BLACK MAGIC (SEMI-GLOSS)
106A	F	6'-0"	7'-0"		—	—	BY DOOR MANUFACTURER TO BE RE-KEYED BY DOLLAR GENERAL AREA MANAGER WITH (1) ILCO RIM CYLINDER #7015SC8-26D	21'-0" BI-PART WITH TRANSOM AND GLASS, BRONZE FINISH. REFER TO COVER SHEET FOR VENDOR INFORMATION.
106B	F	6'-0"	7'-0"		—	—	BY DOOR MANUFACTURER TO BE RE-KEYED BY DOLLAR GENERAL AREA MANAGER WITH (1) ILCO RIM CYLINDER #7015SC8-26D	21'-0" BI-PART WITH TRANSOM AND GLASS, BRONZE FINISH. REFER TO COVER SHEET FOR VENDOR INFORMATION.

DOOR HARDWARE

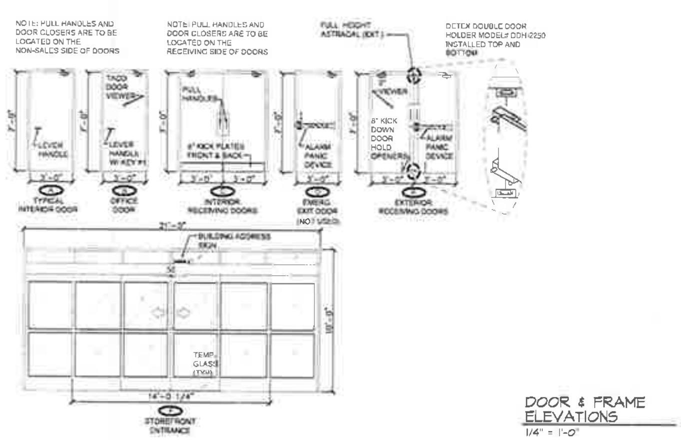
[illegible]	BURNS PUSH PLATE
[illegible]	BURNS PULL PLATE
[illegible]	DETEX DOUBLE DOOR
DS1000MB	DOOR SCOPE (FOR RECEIVING EXIT DOOR)
[illegible]	8" DOOR HOLDER
[illegible]	3 FT DOOR SWEEP
[illegible]	4 FT DOOR SWEEP
[illegible]	FALCON PASSAGE LOCK SET
[illegible]	FALCON STOREROOM LOCKSET
[illegible]	HAGER DOOR CLOSER
[illegible]	ILCO RIM CYLINDER
[illegible]	IVES WALL STOP
[illegible]	IVES 4" DOOR HOLDER
[illegible]	FALCON PASSAGE LOCK SET
425 HD - 6FT	NATIONAL GUARD HD THRESHOLD (FOR RECEIVING EXIT DOOR)
TA3310PC	TACO DOOR VIEWER
2670-28	VON DUPRIN GUARD-X EXIT ALARM LOCK
2609	VON DUPRIN GUARD-X DOUBLE DOOR STRIKE
[illegible]	WEATHERSTRIPPING

DOOR HARDWARE NOTES:

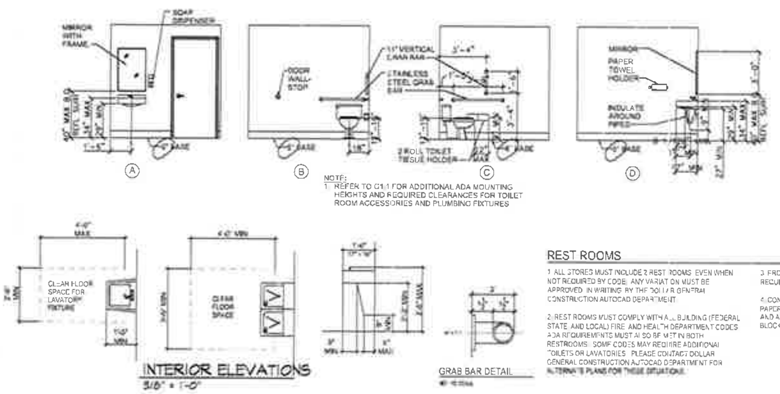
1. ALL DOOR HARDWARE PROVIDED BY BASS SECURITY REFER TO T5 FOR VENDOR CONTACT

REST ROOMS:

1. ALL STORES MUST INCLUDE 2 REST ROOMS, EVEN WHEN NOT REQUIRED BY CODE. ANY VARIATION MUST BE APPROVED IN WRITING BY THE DOLLAR GENERAL CONSTRUCTION DEPARTMENT
2. RESTROOMS MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE AND LOCAL) FIRE AND HEALTH DEPARTMENT CODES. ADA REQUIREMENTS MUST ALSO BE MET IN BOTH RESTROOMS. SOME CODES MAY REQUIRE ADDITIONAL TOILETS OR LAVATORIES. PLEASE CONTACT DOLLAR GENERAL CONSTRUCTION DEPARTMENT FOR ALTERNATE PLANS FOR THESE SITUATIONS
3. PROVIDE AND INSTALL 2x3 MIRROR (OR LARGER IF REQUIRED BY CODE).
4. CONTRACTOR TO INSTALL SOAP DISPENSERS, TOILET PAPER HOLDERS, DOOR CLOSER, EXHAUST FANS, AND ALL BASS SECURITY PARTS IN BOTH RESTROOMS. PROVIDE SOLID BLOCKING IN WALL FOR SUPPORT



DOOR & FRAME ELEVATIONS
1/4" = 1'-0"



NOTE:
1. REFER TO C1.1 FOR ADDITIONAL ADA MOUNTING HEIGHTS AND REQUIRED CLEARANCES FOR TOILET ROOM ACCESSORIES AND PLUMBING FIXTURES

INTERIOR ELEVATIONS
3/8" = 1'-0"

GRAB BAR DETAIL

REST ROOMS

1. ALL STORES MUST INCLUDE 2 REST ROOMS EVEN WHEN NOT REQUIRED BY CODE. ANY VARIATION MUST BE APPROVED IN WRITING BY THE DOLLAR GENERAL CONSTRUCTION AUTOCAD DEPARTMENT
2. REST ROOMS MUST COMPLY WITH ALL BUILDING (FEDERAL, STATE AND LOCAL) FIRE AND HEALTH DEPARTMENT CODES. ADA REQUIREMENTS MUST ALSO BE MET IN BOTH RESTROOMS. SOME CODES MAY REQUIRE ADDITIONAL TOILETS OR LAVATORIES. PLEASE CONTACT DOLLAR GENERAL CONSTRUCTION AUTOCAD DEPARTMENT FOR ALTERNATE PLANS FOR THESE SITUATIONS.
3. PROVIDE AND INSTALL 3 X 2 MIRROR (OR LARGER IF REQUIRED BY CODE) IN REST ROOMS ABOVE LAVATORY.
4. CONTRACTOR TO INSTALL SOAP DISPENSERS, TOILET PAPER HOLDERS, DOOR CLOSERS, DOOR HOLDERS, EXHAUST FANS, AND ALL BASS SECURITY PARTS IN BOTH REST ROOMS. PROVIDE SOLID BLOCKING IN WALL FOR SUPPORT OF ALL ACCESSORIES

REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

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STATE HIGHWAY '95'
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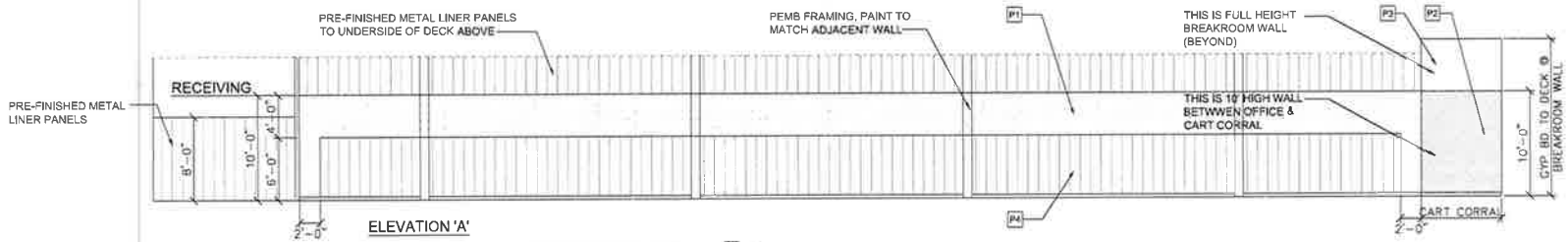
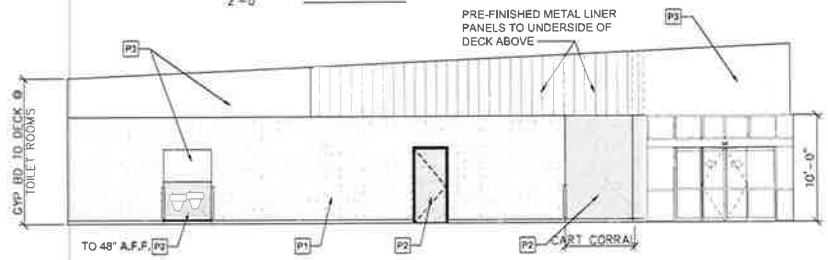
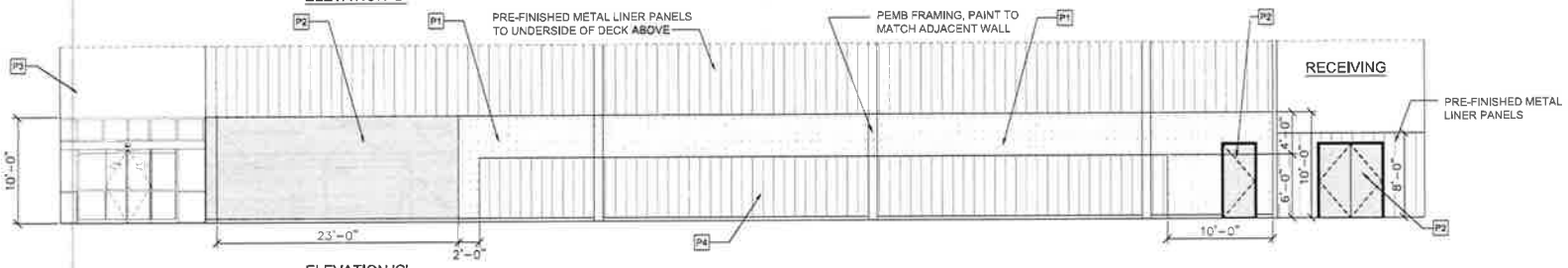
A2.1



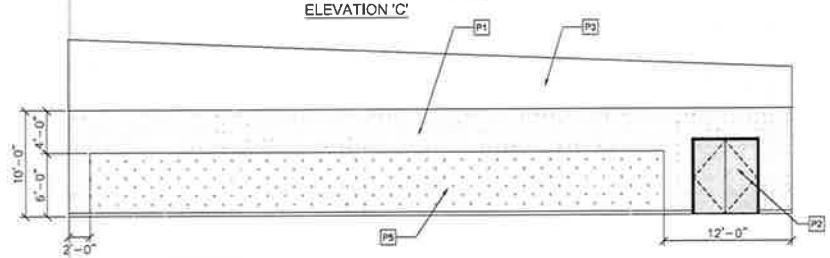
ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'

WALL PAINT LEGEND

P1	SW6910 "DAISY"
P2	SW6991 "BLACK MAGIC"
P3	SW7005 "PURE WHITE"
P4	EXPOSED LINER PANEL
P5	DENOTES GYPSUM BOARD, TAPED AND MUDDED ONLY

NOTE:
PAINT EXPOSED STRUCTURE SW7005 PURE WHITE

INTERIOR ELEVATIONS
3/16" = 1'-0"

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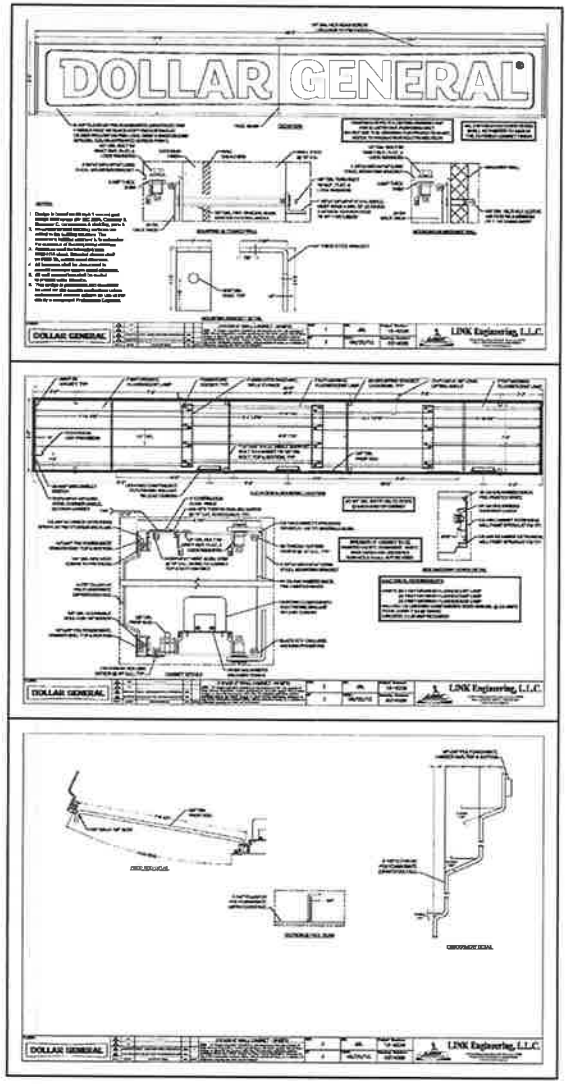
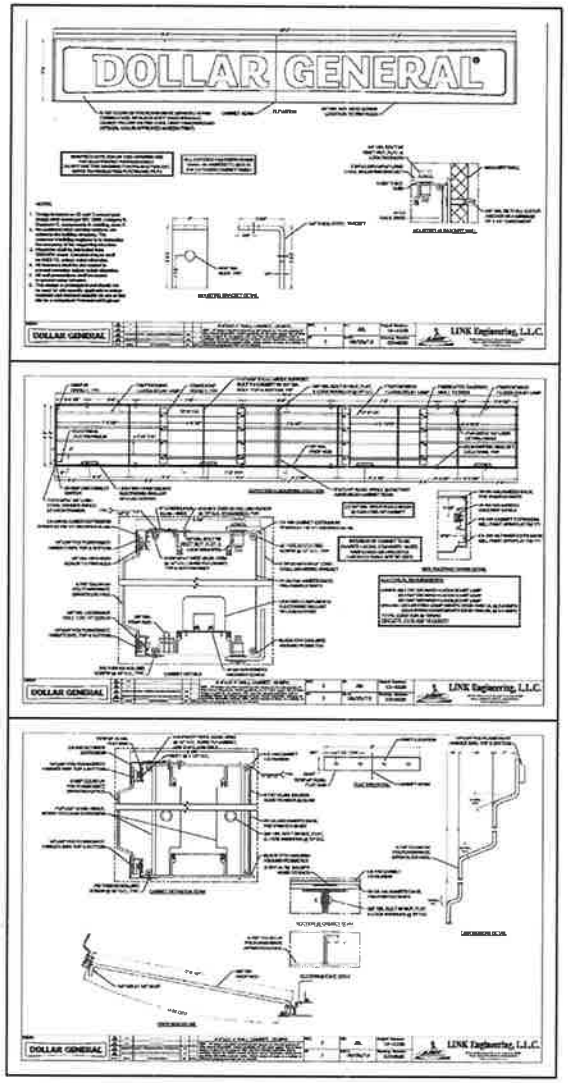
A2.2





DESIGNER NOTE:
ALL SIGN DETAILS ARE FOR INTERNAL USE ONLY. DO NOT USE ALL SIGN SIZES FOR FINAL CONSTRUCTION DOCUMENTS, VERIFY SIGN SIZE WITH DOLLAR GENERAL PRIOR TO RELEASE OF PLANS, CONTACT: SIGNAGE@DOLLARGENERAL.COM.

SIGNAGE DETAILS (FOR REFERENCE ONLY)
NOT TO SCALE - VERIFY DETAILS AND DIMENSIONS W/ DOLLAR GENERAL & SIGNAGE SUPPLIER)

REVISIONS:

FISHER & ASSOCIATES, LLC.
Architects / Planners
49 CORNELL DRIVE DE PERE, WI 54115
(920) 338-0000 FAX (920) 338-0001
FISHER@FISHERASSOCIATES.COM

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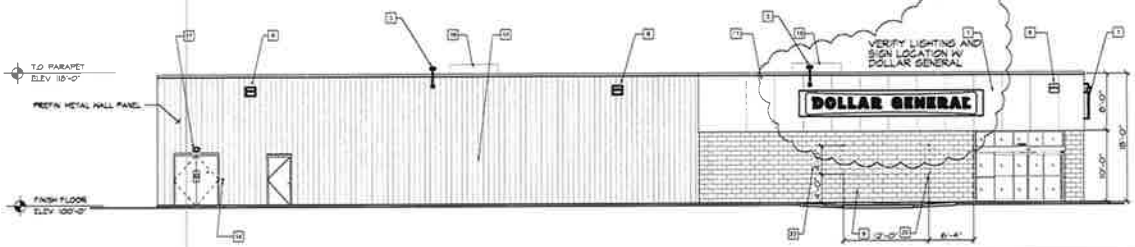
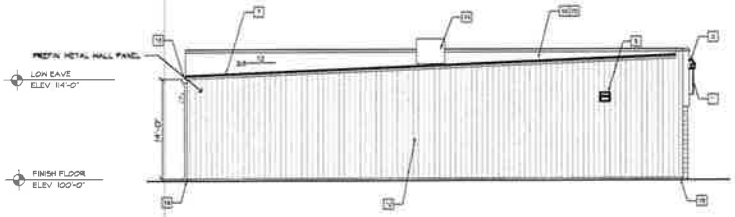
A2.3

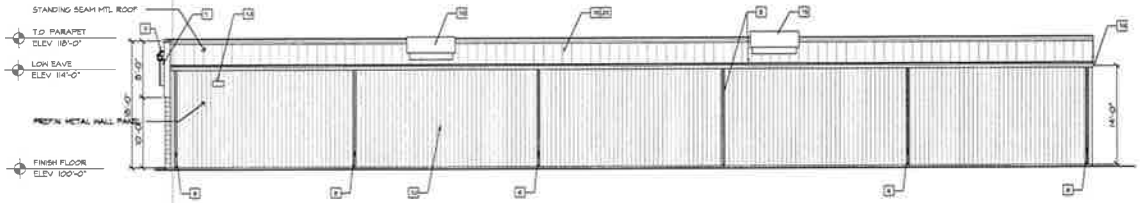
NORTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

PRE-ENGINEERED METAL BUILDING NOTES

METAL BUILDING NOTES:

1. THE PRE-FABRICATED METAL BUILDING STRUCTURE CONCRETE FOUNDATION, AND INTERIOR CONCRETE SLAB SHALL BE DESIGNED, DETAILED, FABRICATED, AND CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS. THE MOST STRINGENT REQUIREMENTS APPLY WHERE INCONSISTENCIES OCCUR BETWEEN THE APPLICABLE STANDARDS. IN THE ABSENCE OF OTHER CRITERIA, LOADINGS SHALL CONFORM TO THE 2006 EDITION OF THE INTERNATIONAL BUILDING CODE.
2. THE SCOPE OF THE PRE-MANUFACTURED METAL BUILDING STRUCTURE SHALL INCLUDE THE DESIGN, ENGINEERING, FABRICATION, DELIVERY, AND ERECTION OF THE COMPLETE STRUCTURAL STEEL, FRAMING AND LIN LUMBER SIGN PACKAGE. THE METAL BUILDING MANUFACTURER SHALL BE CERTIFIED BY AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) METAL BUILDING CERTIFICATION PROGRAM.
3. THE FRONT FASCIA SHALL HAVE (3) 12" PURLINS (MOUNTED VERTICALLY SO THAT THE 12" FACE IS AGAINST THE BUILDING METAL SIDING. THESE PURLINS SHALL BE CENTERED OVER THE ENTRANCE AND SPACED 96" APART TO PROVIDE ADEQUATE SUPPORT FOR SIGNAGE WHICH MAY WEIGH UP TO 1,400 LBS.

ROOF NOTES:

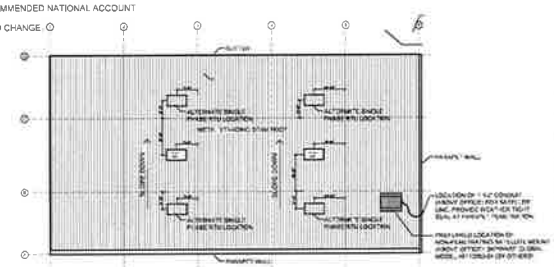
1. METAL ROOF MUST BE A STRUCTURAL STANDING SEAM METAL ROOF WITH MECHANICALLY HOLDED SEAMS. PANELS TO BE A MINIMUM 1 1/2" HIGH. ALL FASTENERS TO BE CONCEALED.
2. ROOF PANELS TO BE A MINIMUM 24 GAUGE.
3. METAL ROOF SYSTEM TO BE EQUAL TO VP BUILDING S.R.® ROOF.
4. CONDENSATE FROM HVAC UNITS TO BE PIPED TO GUTTERS.

ELEVATION KEYED NOTES

1. SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN W/ 45 LB/SQ FT UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER GAUGE TO BE USED WITH SIGN CAB OF MFGR.
2. NOT USED.
3. FLOOD LIGHT 18'-0" A.F.F. AT CENTERLINE OF CONNECTION TO WALL. REFER TO E1.0 ELEC. DRAWINGS FOR ADDITIONAL INFO.
4. FLOOD LIGHT 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5. WALL PACK 12'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFORMATION.
6. WALL PACK 10'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELEC. DRAWINGS FOR ADDITIONAL INFORMATION.
7. 1/8" - SILL LIETS FINISH FINISH SCHEDULE FOR COLOR.
8. GUTTER AND DOWNSPOUT - SEE EXTERIOR FINISH SCHEDULE FOR COLOR.
9. 8" WIDE FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
10. STANDING SEAM METAL ROOF, GALVALUME FINISH.
11. PRE-FINISHED METAL WALL PANELS. REVERSE RIB PROFILE. COLOR TO BE DARK BRONZE OR SIMILAR AS PROVIDED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER. IF ALTERNATE MATERIAL IS REQUIRED, PAINT OR MATCH SHERWIN WILLIAMS FLAT "RAIN DRIP" UNLESS OTHERWISE ALLOWED BY AHJ.
12. PRE-FINISHED METAL WALL PANELS. PROVIDE TAMPER-RESISTANT FASTENERS FOR BOTTOM 8'-0". COLOR TO BE "LIGHT STONE" OR ALTERNATE IS REQUIRED. COLOR TO BE SW 7537 BALANCED BEIGE.
13. VENT FOR BATHROOM EXHAUST. 4" LIN. TO MOUNT ON ADDITIONAL INFORMATION.
14. DOOR BUZZER. REFER TO E0.1 FOR ADDITIONAL INFORMATION.
15. NOT USED.
16. HVAC UNITS MOUNTED ON ROOF. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
17. OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 9'-0" A.F.F.
18. MINIMUM FAVE HEIGHT IS 14'-0" A.F.F.
19. FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 8" BELOW FINISHED FLOOR AT ALL NON-PAVED AREAS.
20. IN NORTHERN CLIMATES PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.
21. METAL CANOPY BY PHILLIPS WILLIAMS METAL BUILDING MANUFACTURER (ONLY APPLICABLE TO C & D PROTOTYPES).
22. 1/2" DIAMETER x 6" LONG STAINLESS STEEL EYE BOLTS (CLOSED) WITH 1" DIAMETER OPENING. DRILL AND EPOXY INTO BLOCK WALL. 4 BOLTS TO BE LOCATED AS SHOWN EACH SIDE OF ENTRY. TOTAL OF 8 BOLTS.

PRE-ENGINEERED METAL BUILDING VENDOR	VP BUILDINGS ATTN: DAVID ENGLISH (901) 744-8163					STAHL BUILDING SYSTEMS ATTN: JEFF HORN (816) 804-0891					NUCOR BUILDING SYSTEMS ATTN: BOB BARRY (319) 622-3940 (360) 837-7891					BIG BEE STEEL BLDG. MFG., INC. ATTN: KEVIN BUSLER (800) 831-2376					CHIEF BUILDINGS ATTN: TRAN SUI LAVAN (206) 365-4625 (206) 390-6186				
EXTERIOR FINISHES EXTERIOR FINISHES ARE TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.	COOL EGYPTIAN BROWN	DARK BRONZE	BRONZE	COOL EGYPTIAN WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE METALLIC	BRONZE	POLAR WHITE	GALVALUME	LIGHTSTONE	MEDIUM BRONZE METALLIC	BRONZE	POLAR WHITE	GALVALUME	SANDSTONE	BURNISHED SLATE	BRONZE	POLAR WHITE	GALVALUME	PARCHMENT	ANTIQUE BRONZE	BRONZE	POLAR WHITE	GALVALUME
GUTTERS	•					•					•					•					•					
DOWN SPOUTS	•					•					•					•					•					
SIDE AND REAR METAL WALL PANELS & TRIM, RECEIVING & EMERGENCY EXIT DOORS (EXTERIOR OF DOORS TO BE PAINTED REFER TO DOOR SCHEDULE)	•					•					•					•					•					
ARCHITECTURAL BLOCK AT BUILDING FACADE SHOULD BE PRE-FINISHED OR PAINTED (2 COATS-LOXON XP MASONRY COATING A24W400 SERIES) TO MATCH THE METAL WALL PANELS	•					•					•					•					•					
FLAT METAL SOFFIT AT STOREFRONT VESTIBULE AREA				•					•					•					•					•		
BUILDING PARAPET WALL AND CANOPY		•					•					•					•					•				
STOREFRONT SYSTEM			•					•					•					•						•		
STANDING SEAM METAL ROOF PANELS					•					•					•					•						•
LINER PANELS (INTERIOR SALES FLOOR)				•					•					•					•					•		

NOTE:
1. REFER TO SHEET T-1 FOR ADDITIONAL INFORMATION ON RECOMMENDED NATIONAL ACCOUNT VENDORS.
2. NATIONAL ACCOUNT AND CONTACT INFORMATION SUBJECT TO CHANGE.



ROOF PLAN
NOT TO SCALE

CONTRACTOR TO VERIFY SINGLE PHASE OR 3-PHASE RTU AND COORDINATE PLACEMENT W/ ARCHITECT AND METAL BUILDING SUPPLIER.

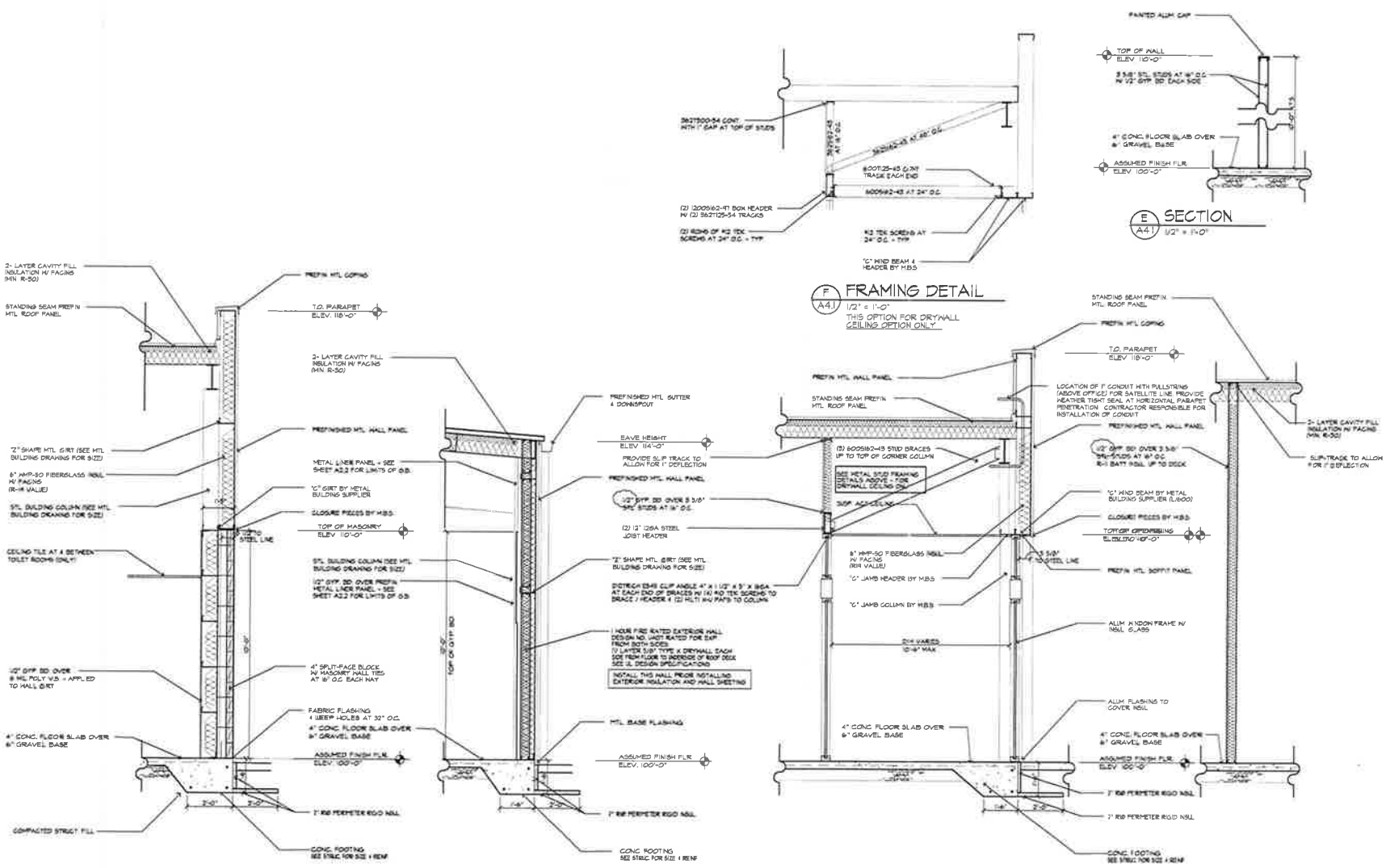
REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners
816 LEAVEN WORTH STREET, PO BOX 14 340
PHONE (913) 362-0000
PHONE (913) 362-0000 FACSIMILE

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY., WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

A3.1



REVISIONS:

DATE	REVISED FOR CONSTRUCTION

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT:
PROPOSED NEW RETAIL STORE FOR
DOLLAR GENERAL
STATE HIGHWAY 95
CITY OF ARCADIA TREMPEALEAU CTY. WISCONSIN

DRAWN BY:	R.F
CHK'D BY:	R.F
JOB NUMBER:	18012
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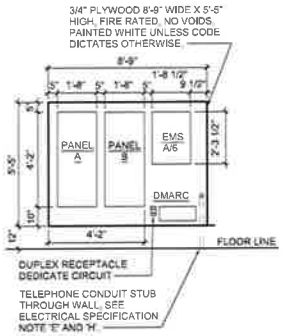
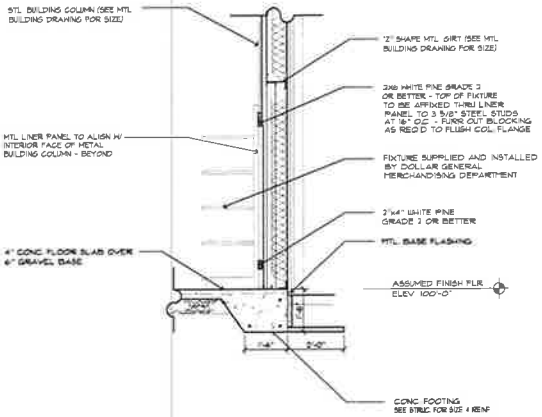
A4.1



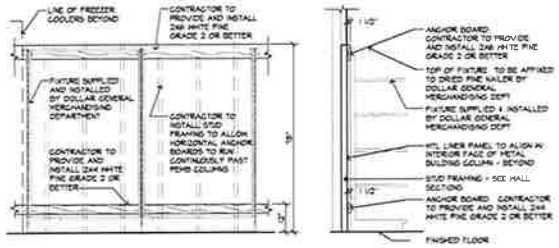
DRINK FIXTURE WALL MOUNTING SUPPORT NOTES:

1 PROVIDE AND INSTALL 2X6 WHITE PINE - GRADE 2 OR BETTER
2 PROVIDE AND INSTALL 2X4 WHITE PINE - GRADE 2 OR BETTER
3 FASTEN THE 2X6 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 78" A.F.F.
4 FASTEN THE 2X4 TO THE WALL WITH THE TOP EDGE OF THE BOARD AT 12" A.F.F., STARTING FROM THE END OF THE LAST COOLER AND STOPPING 3'-0" FROM REAR WALL.
5 PRE-DRILL PILOT HOLES IN ALL BOARDS PRIOR TO INSTALLATION TO PREVENT WOOD SPLITS.
6 SECURE THE 2X6 WITH THREE SELF-TAPPING SCREWS PER WALL STUD. MINIMUM SCREW SIZE IS 4"X 1/4"
7 FASTEN THE 2X4 WITH WITH ONE SELF-TAPPING SCREW PER WALL STUD MINIMUM SCREW SIZE IS 4"X 1/4".
8 CAULK THE EDGES OF THE 2X6 AT THE TOP AND BOTTOM WHERE IT MEETS THE WALL PRIOR TO PAINTING
9 PRIME AND PAINT BOTH BOARDS TO MATCH WALL COLOR

C / A4.2 ELEC. PANEL BACKING DETAIL
1/2" = 1'-0"

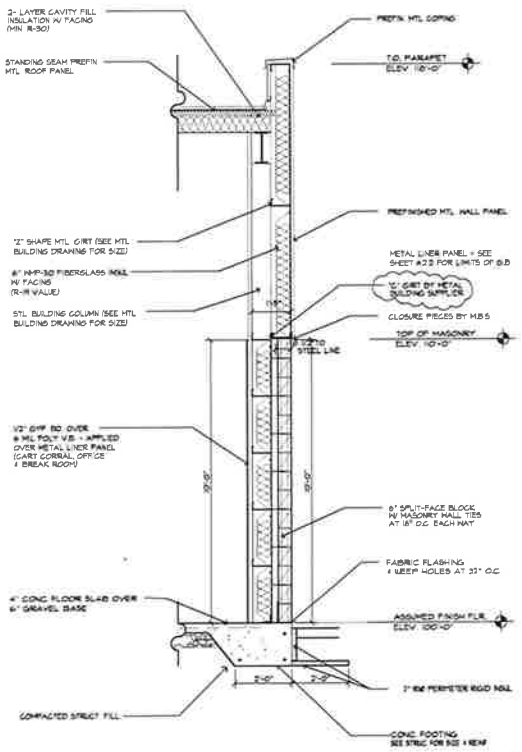


A / A4.2 SECTION
1/2" = 1'-0"



DOLLAR GENERAL ANCHORAGE DETAIL

B / A4.2 DETAIL
1/2" = 1'-0"



D / A4.2 DETAIL
1/2" = 1'-0"

1	3/12/19	REVISED FOR CONSTRUCTION

REVISIONS:

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Architects / Planners
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PHONE 920-337-9000
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PROJECT:
PROPOSED NEW RETAIL STORE FOR:
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STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY. WISCONSIN

DRAWN BY: RJF
CHK'D BY: RJF
JOB NUMBER: 18012
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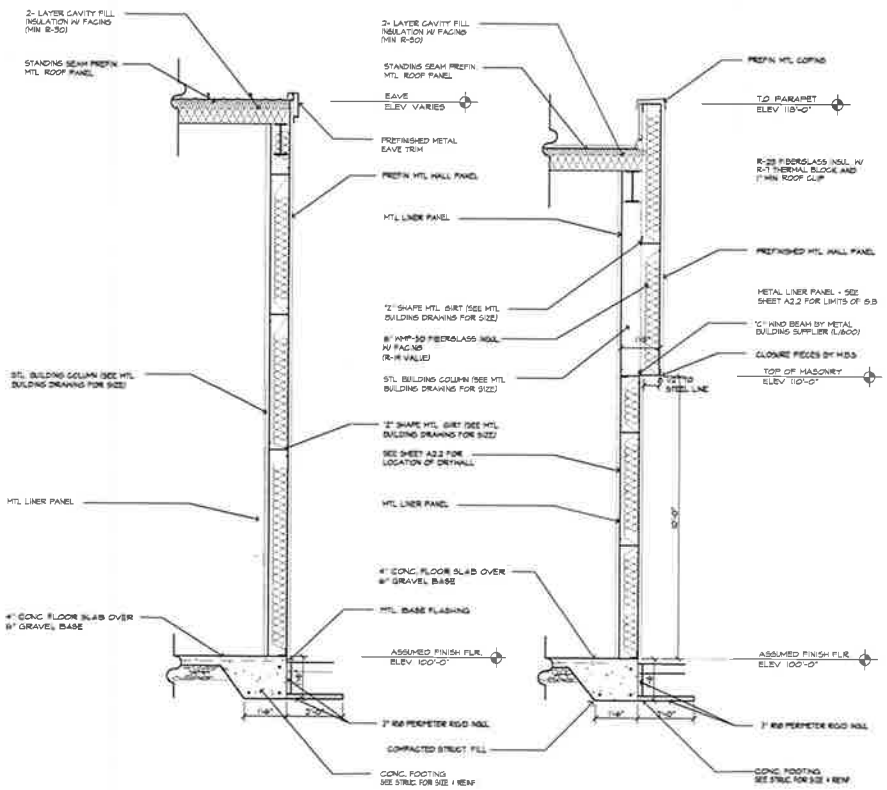
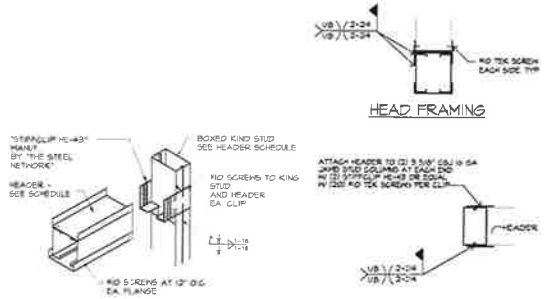
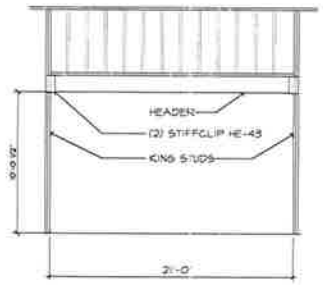
A4.2



A A4.3 SECTION
1/2" = 1'-0"

B A4.3 SECTION
1/2" = 1'-0"





VESTIBULE FRAMING ELEVATION

WALL OPENING FRAMING SCHEDULE			
MARK	HEADER SIZE	KING STUD EACH END NO. / SIZE	CONNECTION NOTE
H-1	(2) 3" CSJ 16GA STUDS 3 5/8" 16GA TRACK T & B	(2) 3 5/8" CSJ 16GA	1

CONNECTION NOTES:
1. "STIFFCLIP HE-43" MADE BY "THE STEEL NETWORK" - FASTEN WITH (20) #8 SELF-TAPPING SCREWS PER CLIP

REVISIONS:		
1	5/23/11	REVISED FOR CONSTRUCTION

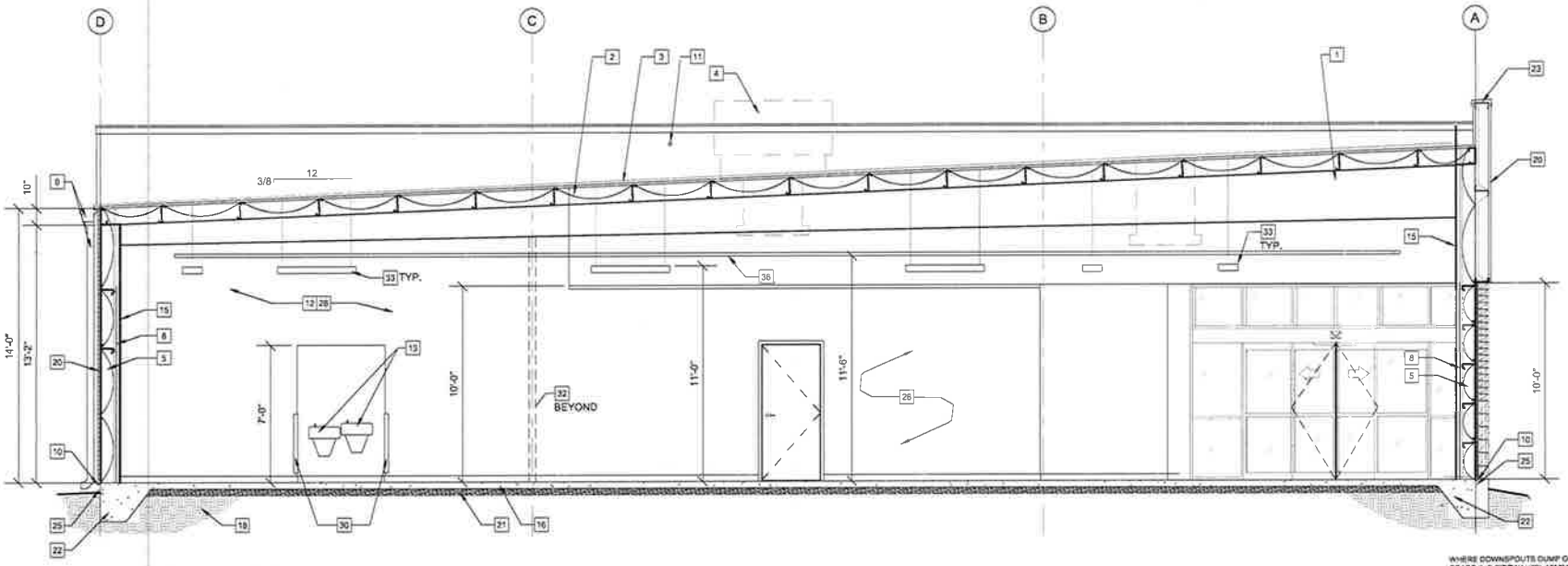
FISHER & ASSOCIATES, LLC
Architects / Planners
N.A. FISHER
PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY 95
CITY OF ARCADIA, TREMPEALEAU CTY., WISCONSIN

DRAWN BY:	R.F
CHK'D BY:	R.F
JOB NUMBER:	18012
DATE:	4/03/18

A4.3

SECTION KEYED NOTES

1. PRE-ENGINEERED METAL BUILDING SYSTEM BY BUILDING MANUFACTURER
2. MIN. R-19 BATT INSULATION IN TWO LAYERS WITH R-5 THERMAL BLOCKS AT EACH PURLIN. (BY PEMB) - INSULATION SYSTEM TO LEAVE BOTTOM OF PURLINS EXPOSED FOR ATTACHMENTS - "SAG AND BAG" PREFERRED. "LONG TAB" AND FILLED CAVITY" ACCEPTABLE
3. STANDING SEAM METAL ROOF GALVALUME FINISH (BY PEMB)
4. ROOF MOUNTED HVAC UNIT, SEE MECHANICAL DRAWINGS.
5. MINIMUM R-19 VINYL FACED BATT INSULATION (BY PEMB).
6. METAL BUILDING GIRT (BY PEMB)
7. VERTICAL METAL LINER PANELS, 28 GA.
8. 1/2" MINIMUM GYPSUM BOARD OVER LINER PANELS. METAL LINER PANELS TO DECK ABOVE; T.O. GYPSUM BOARD 10'-0" AFF. PAINTED. REFER TO INTERIOR SALES FLOOR ELEVATIONS.
9. PRE-FINISHED GUTTER & DOWNSPOUT.
10. PROVIDE METAL CLOSURE, SEAL & CAULK TO RODENT PROOF BUILDING.
11. LOCATION OF 1 1/2" CONDUIT WITH PULLSTRING (ABOVE OFFICE) FOR SATELLITE LINE. PROVIDE WEATHERTIGHT SEAL AT HORIZONTAL PENETRATION. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF CONDUIT
12. 1/2" MINIMUM GYPSUM BOARD ON 3 5/8" MTL STUDS. HEIGHT AS NOTED.
13. ADA COMPLIANT DRINKING FOUNTAIN. REFER TO PLUMBING
14. NOT USED.
15. METAL BUILDING COLUMNS SHALL BE STRAIGHT.
16. REINFORCED CONCRETE SLAB ON VINYL VAPOR BARRIER.
17. ALUMINUM SUPPORT DOOR AND STOREFRONT GLAZING SYSTEM. COLOR BRONZE.
18. UNDISTURBED EARTH AND COMPACTED SUB GRADE.
19. SOFFIT BEYOND (BY PEMB)
20. PRE-FINISHED METAL WALL PANELS (BY PEMB). PROVIDE TAMPER-RESISTANT FASTENERS 8'-0" AFF AND BELOW
21. GRAVEL UNDER FILL.
22. NUMEROUS CONDITIONS FOR COPING. (REFER TO NOTES ON S2)
23. PREFINISHED METAL COPING
24. STOREFRONT SIGN (BY DOLLAR GENERAL). REFER TO ELEVATIONS & STRUCTURAL NOTES FOR REQUIRED BLOCKING
25. FINISH GRADE (NO SIDEWALKS) AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR.
26. LIGHTING. REFER TO ELECTRICAL DRAWINGS
27. WHERE DOWNSPOUTS DISCHARGE ONTO GRADE (NO SIDEWALKS) MINIMUM 5'-0" LONG, 4" PERFORATED LANDSCAPE PIPE STRAPPED TO A 12"x24" CONCRETE SPLASH BLOCK SHALL BE INSTALLED TO PREVENT EROSION AROUND STRUCTURE.
28. INTERIOR WALL - PAINTED - SEE ROOM SCHEDULE FOR MORE INFORMATION
29. 8" SPLIT-FACED CMU PAINTED SW 7037 "BALANCED BEIGE". ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE.
30. MC CUE TRIM KIT
31. PRE-FINISHED METAL WALL PANELS REVERSE-RIB PROFILE.
32. STEEL PIPE COLUMN (BY PEMB) WITH RECESSED BASEPLATE. WRAP WITH CARPET UP TO 48" A.F.F.
33. 1'x4' LIGHT FIXTURES HUNG WITH AIRCRAFT CABLE. ADD UNISTRUT TO PURLINS AS REQUIRED FOR HANGING
34. 20"X30" MINIMUM ACCESS PANEL FOR SIGNAGE JUNCTION BOX. COORDINATE LOCATION WITH ELECTRICAL DRAWINGS AND SIGNAGE VENDOR
35. BLOCKING FOR BUILDING SIGNAGE. COORDINATE WITH SIGN VENDOR
36. CABLE TRAY - SEE A6B



BUILDING SECTION
1/4" = 1'-0"

WHERE DOWNSPOUTS DUMP ONTO GRADE (NO SIDEWALKS), MINIMUM 5'-0" LONG, 4" PERFORATED LANDSCAPE PIPE STRAPPED TO A 12"x24" CONCRETE SPLASH BLOCK.

REVISIONS:

FISHER & ASSOCIATES, LLC.
Architects / Planners

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY, WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

A5.1

GENERAL

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN COMMERCIAL BUILDING CODE BASED ON THE 2009 EDITION OF THE "INTERNATIONAL BUILDING CODE"
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. OPENINGS SHOWN ON THE STRUCTURAL DRAWINGS SHALL NOT BE REVISED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & ENGINEER
4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION

DESIGN LOADS

SNOW LOADS:

GROUND SNOW LOAD	Pg = 50 PSF
ROOF SNOW LOAD	Pf = 35 PSF
SNOW EXPOSURE	Ce = 1.0
SNOW LOAD IMPORTANCE	I = 1.0
THERMAL FACTOR	Ct = 1.0
PRIMARY COLLATERAL	= 5 PSF
SECONDARY COLLATERAL	= 3 PSF

SEISMIC LOADS PER IBC 1613:

Ss	= 5.89 G
S1	= 3.25 G
OCC CATEGORY	= II
SITE CLASS	= D
SEISMIC CATEGORY	= A
SEISMIC RESISTANCE SYSTEM	STEEL SYSTEM (R=3.0)

WIND LOADS:

BASIC WIND SPEED	V= 90 MPH
EXPOSURE	C
ENCLOSED BUILDING	
IMPORTANCE FACTOR	1.0

FOUNDATIONS

1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS AND SLABS-ON-GRADE
2. ALL FOUNDATIONS SHALL BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 2,000 PSF AS INDICATED IN THE SUBSURFACE EXPLORATION AND [illegible]
3. [illegible]
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT FINISH EXTERIOR GRADE, OR SHALL BE FROST PROTECTED SHALLOW FOUNDATIONS MEETING THE REQUIREMENTS OF SEI/ASCE 32-01
5. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES
7. CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY
8. NO FOUNDATIONS SHALL BE PLACED ON FROZEN SUBGRADE
9. PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
10. FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY ARCHITECT
11. BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF WALL

CONCRETE

1. CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING STANDARDS:

 ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
 ACI MCP - "MANUAL OF CONCRETE PRACTICE"
 ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"

2. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

GRADE BEAMS	4,000 PSI
SLABS-ON-GRADE	4,000 PSI
FOOTINGS	3,000 PSI
EXTERIOR EXPOSED CONCRETE	5,000 PSI

3. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIOS PERMITTED AS FOLLOWS:
 0.50 FOR SLABS-ON-GRADE
 0.54 FOR BELOW GRADE CONCRETE
 0.45 FOR EXPOSED CONCRETE
4. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT
5. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
6. CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE OWNER, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39
7. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT
8. DRAWINGS SHOWING THE LOCATION OF CONSTRUCTION JOINTS, CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE PREPARATION OF REINFORCING SHOP DRAWINGS
9. [illegible]
10. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN
11. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE
12. FLATWORK CONTRACTOR SHALL SUBMIT FLOOR SLAB PLACEMENT SEQUENCE TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK
13. FLOOR FLATNESS AND LEVELNESS: CONCRETE SLABS-ON-GRADE SHALL HAVE MINIMUM F NUMBERS OF FF 35/FL25 AS RECOGNIZED BY THE MOST CURRENT VERSION OF ASTM E 1155 AND ACI 302.1. SEE SPECIFICATIONS FOR FURTHER RESTRICTIONS IF APPLICABLE.

REINFORCEMENT

1. DETAILING, FABRICATION AND ERECTION OF REINFORCING STEEL SHALL CONFORM TO THE FOLLOWING:

 ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
 ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
 AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
 WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"

2. STEEL REINFORCING BARS SHALL CONFORM TO ASTM A615 (GRADE 60), DEFORMED WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185
3. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
4. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM. ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING.
5. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS
6. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
7. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER
8. CONTRACTOR SHALL NOTIFY ARCHITECT OF COMPLETION OF REINFORCEMENT INSTALLATION AND ALLOW AT LEAST 24 HOURS BEFORE SCHEDULED CONCRETE PLACEMENT FOR ARCHITECT TO INSPECT REINFORCEMENT

REINFORCEMENT DEVELOPMENT AND SPLICE LENGTH SCHEDULE

fy = 60 KSI f'c = 3000 PSI

BAR SIZE		#3	#4	#5	#6	#7	#8	#9	#10	#11
CLASS A SPLICE LENGTH	TOP BARS	22	28	38	43	63	72	81	91	101
	OTHERS	17	22	28	33	48	55	62	70	78
CLASS B SPLICE LENGTH	TOP BARS	28	37	47	56	81	93	105	118	121
	OTHERS	22	28	36	43	63	72	81	91	101

NOTES

1. ALL SPLICE LENGTHS SHALL BE CLASS B UNLESS NOTED OTHERWISE
2. TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE
3. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPLICE LENGTHS ARE CALCULATED PER ACI 318-05, SECTIONS 12.2 AND 12.15 RESPECTIVELY. TABULATED VALUES FOR BEAMS AND COLUMNS ARE BASED ON TRANSVERSE REINFORCEMENT AND CONCRETE COVER MEETING MIN CODE REQUIREMENTS. LENGTHS ARE IN INCHES
4. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST IN THE MEMBER BELOW THE REINFORCEMENT (EXCEPT IN WALLS)
5. SPLICE AND DEVELOPMENT LENGTHS IN THIS SCHEDULE ARE BASED ON THE SPACING GREATER THAN OR EQUAL TO SIX(6) BAR DIAMETERS AND CONCRETE COVER GREATER THAN OR EQUAL TO TWO(2) INCHES, IN NORMAL WEIGHT CONCRETE

BEAMS OR COLUMNS: COVER AT LEAST 1.0 BAR DIA AND C-C SPACING AT LEAST 2.0 BAR DIA

ALL OTHERS: COVER AT LEAST 1.0 BAR DIA AND C-C SPACING AT LEAST 3.0 BAR DIA

REINFORCED MASONRY

1. ALL REINFORCED CONCRETE MASONRY MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 [illegible]
2. [illegible]
3. [illegible]
4. GROUT SHALL CONFORM TO ASTM C476. GROUT MAY BE PLACED BY THE "HIGH LIFT" METHOD, CONFORMING TO THE GROUTING PATTERN REQUIRED BY THE CONTRACT DRAWINGS.
5. THE REQUIRED MINIMUM 28-DAY COMPRESSIVE STRENGTH OF THE COMBINATION OF CONCRETE BLOCK, GROUT AND MORTAR ON THE NET AREA OF THE WALL (f'm) SHALL BE 1,500 PSI
6. [illegible]
7. MASONRY BLOCK CELLS CONTAINING VERTICAL REINFORCING SHALL BE GROUTED SOLID. FILLING CELLS WITH MORTAR IS UNACCEPTABLE
8. [illegible]
9. [illegible]
10. PROVIDE CONTINUOUS REINFORCED BOND-BEAMS IN ALL REINFORCED MASONRY WALLS AT TOPS OF WALLS, IMMEDIATELY BELOW STEEL BEARINGS AND WHEREVER CALLED FOR IN CONTRACT DRAWINGS. BOND BEAM REINFORCING SHALL EXTEND INTO AND BE CONTINUOUS WITH ALL INTERSECTING BOND BEAMS
11. REINFORCED MASONRY WALLS SHALL HAVE #9 GAUGE (TRUSS TYPE) HORIZONTAL REINFORCING AT SPACING AS NOTED ON THE CONTRACT DRAWINGS, BUT AT A MINIMUM OF 16" O.C.
12. FILL CORES OF MASONRY UNDER ALL BEARING PLATES FOR A WIDTH EQUAL TO THREE TIMES THE BEARING PLATE LENGTH FOR THREE COURSES BELOW BEARING.
13. PROVIDE AND INSTALL ONE LINTEL FOR EACH 4" OF WALL THICKNESS ACCORDING TO THE FOLLOWING SCHEDULE

FOR NON-BEARING WALLS

OPENING	LINTEL
3'-0"	3 1/2x3 1/2x 5/16
4'-0"	L4x3 1/2x5/16
5'-0"	L4x3 1/2x5/16
6'-0"	L5x3 1/2x5/16
7'-0"	L6x3 1/2x5/16

LINTELS SHALL BEAR A MINIMUM OF 8" ON EACH SIDE OF OPENING. LONG LEG OF ANGLE SHALL BE VERTICAL.

STRUCTURAL STEEL

1. STRUCTURAL STEEL WORK SHALL CONFORM TO THE FOLLOWING:

 AISC - "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STEEL FOR BUILDINGS"
 AISC - "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES"
 AWS D1.1 - "STRUCTURAL WELDING CODE - STEEL"
 AISC - "STRUCTURAL STEEL DETAILING MANUAL"

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
 HOT ROLLED WIDE-FLANGE - ASTM A992 (FY=50 KSI)
 ALL OTHER STRUCTURAL SHAPES AND PLATES - ASTM A36 (FY=36KSI)
 STRUCTURAL STEEL PIPE - ASTM A53 GRADE B (FY=35 KSI)
 TUBULAR STEEL - ASTM A500 GRADE B (FY=46 KSI)
 HIGH STRENGTH BOLTS - ASTM A325N (BEARING TYPE), ASTM A325F (FRICTION TYPE)
 ASTM F1554 GRADE 36 THREADED ROD MAY BE USED IN PLACE OF ASTM F1554 ROD
3. PROVIDE 2 MIL THICK RED OR GREY SHOP PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE
4. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS
5. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT
6. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
 MINIMUM BOLT DIAMETER: 3/4"
 [illegible]
7. ALL BEAM CONNECTIONS NOT DETAILED SHALL SUPPORT 1/2 THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION" TABLE II, III, OR X.
8. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16"
9. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
10. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
11. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
12. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
13. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL, JOISTS AND STEEL DECK.

COLD FORMED STRUCTURAL STEEL MEMBERS INCLUDING LIGHT GAUGE STEEL

1. ALL COLD FORMED STRUCTURAL MATERIAL AND WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:

 AISI "SPECIFICATIONS FOR THE DESIGN OF LIGHT-GAUGE COLD-FORMED STEEL STRUCTURAL MEMBERS"
 AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"

2. COLD FORMED STEEL SHALL CONFORM TO THE FOLLOWING:
 LIGHT GAUGE STUDS, JOIST, TRACKS AND ACCESSORIES: ASTM A 653 /653 M, G60 GALVANIZED

ASTM A653 COLD FORMED GALVANIZED LIGHT GAUGE FRAMING MEMBERS

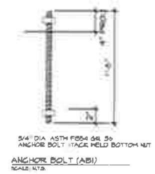
A. STUDS AND JOISTS SHALL BE CHANNEL SHAPED WITH LIPPED FLANGES, PUNCHED WEB SIZE, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
B. TRACKS SHALL BE CHANNEL SHAPED SOLID WEB DEPTH COMPATIBLE WITH STUDS, GAUGE AND GRADE AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
C. [illegible]
D. SCREWS SHALL BE CORROSION RESISTANT, SELF DRILLING PAN OR HEX WASHER HEAD AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
E. POWDER ACTUATED FASTENERS: ASI 1062 OR 1066 STEEL, MINIMUM CORE HARDNESS 50 TO 54 HRC AND ZINC PLATED IN ACCORDANCE WITH ASTM B 633. DIAMETER AND LENGTH AS SHOWN ON THE DRAWINGS (AS REQUIRED BY STRUCTURAL CALCULATIONS)
F. ALL LIGHT GAUGE FRAMING MEMBERS SHALL BE DIETRICH CSJ OR CSW SERIES UNLESS NOTED OTHERWISE
G. WIND DESIGN LOADING FOR SECONDARY FRAMING PER THE LATEST ADDITION OF ASCE 7 FOR COMPONENTS AND CLADDING WIND DESIGN SPEED AND EXPOSURE ARE NOTED UNDER DESIGN LOADS
H. MATERIAL SUPPLIER IS RESPONSIBLE FOR MEMBER DESIGN, THEREFORE CALCULATIONS MUST BE INCLUDED WITH SHOP DRAWINGS FOR APPROVAL.

SPECIAL INSPECTION SCHEDULE PER IBC CHAPTER 17

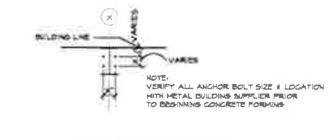
1. 1704.3 STRUCTURAL STEEL
 SPECIAL INSPECTION FOR STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE QUALITY ASSURANCE INSPECTION REQUIREMENTS OF AISC360
2. 1704.7 SOILS
 SPECIAL INSPECTION FOR EXISTING SITE SOIL CONDITIONS, FILL PLACEMENT AND LOAD-BEARING REQUIREMENTS SHALL BE AS REQUIRED IN THIS SECTION AND TABLE 1704.7

FOUNDATION SCHEDULE

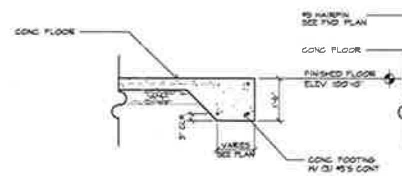
MARK	PLAN DIMENSION	DEPTH	REINFORCING	T.O. FTG.	ANCHOR BOLTS	PIER T.O.P.	PIER PLAN DIM.	PIER REINFORCING
F-1	3'-6" x 3'-6"	18"	(4) #5 EACH WAY	100'-0"	ABI			
F-2	3'-6" x 6'-0"	18"	(4) #5'S LONG WAY (6) #5'S SHORT WAY	100'-0"	ABI			
F-3	4'-0" x 8'-0"	18"	(5) #6'S LONG WAY (4) #5'S SHORT WAY	100'-0"	ABI			
F-4	3'-0" x 3'-0"	18"	(3) #5 EACH WAY	100'-0"	ABI			
F-5	5'-6" x 8'-0"	18"	(4) #5'S LONG WAY (5) #5'S SHORT WAY	100'-0"	ABI	—	—	—
F-6	7'-0" x 7'-0"	18"	(8) #6 EACH WAY	98'-4"	ABI			



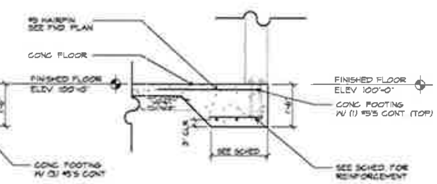
ANCHOR BOLT (ABI)
SCALE: N.T.S.



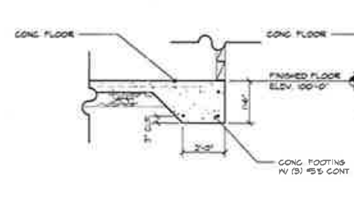
TYPICAL ANCHOR BOLT PLACEMENT DETAIL
1/2" = 1'-0"



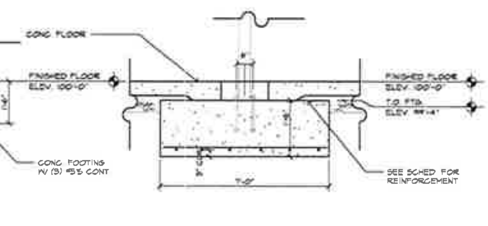
A / S1.0 SECTION
1/2" = 1'-0"



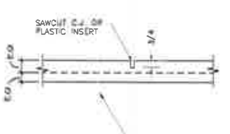
B / S1.0 SECTION
1/2" = 1'-0"



C / S1.0 SECTION
1/2" = 1'-0"



D / S1.0 SECTION
1/2" = 1'-0"



1 / S1.0 CONTROL JOINT (C.J.)

NOTE: TO BE USED AT END OF EACH POUR

2 / S1.0 CONSTRUCTION JOINT

REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT:
PROPOSED NEW RETAIL STORE FOR
DOLLAR GENERAL
STATE HIGHWAY "95"
CITY OF ARCADIA, TREMPEALEAU CTY., WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

S1.0

1) GENERAL
A. The building shall be designed such that there is maintained an absolute minimum of 68'-0" from face-of-column to face-of-column on the sales floor.

2) FOUNDATIONS
A. The concrete foundations shall be designed, detailed and constructed to provide for the safe, serviceable support of the pre-manufactured metal building structure and all prescribed loads applied thereto. The foundations shall conform to the latest editions of all applicable standards of the American Concrete Institute (ACI), the Building Code(s) enforced by the Authority Having Jurisdiction and these requirements.

B. The soils supporting the foundation shall be prepared and compacted in accordance with a geotechnical testing based investigation and site specific recommendations provided by a Professional Engineer registered to practice in the State where the project is located.

C. The slab on grade shall not be utilized to resist horizontal thrust forces at the base of the pre-engineered building frames. Tie beams below and separate from the building slab may be utilized.

D. The bearing materials shall be free of organic, expansive or corrosive material, and shall support the foundation in accordance with the following twenty five year criteria:

1. Maximum differential movement due to either settlement or heave shall not exceed 1/2" over a distance of 50 feet.

2. Maximum total movement due to either settlement or heave shall not exceed 1".

E. The foundations shall be of sufficient depth to bear below frost depth where exposed, [illegible] achieve sufficient protection from settlement or heave, and where adjacent to existing construction, avoid application of lateral earth pressure to adjacent construction.

3) SLAB ON GRADE
A. The subgrade for the slab on grade shall be compacted and prepared in accordance with a geotechnical testing based investigation and site specific recommendations provided by a Professional Engineer registered to practice in the State where the project is located. The subgrade shall provide a minimum of 100 pounds per cubic inch spring modulus of subgrade reaction and shall be proof-rolled to ensure that there are no pumping or soft zones greater than 1/2" (ACI 302, "Guide for Concrete Floor Slab Construction").

B. The slab on grade shall conform to the latest editions of all applicable standards of the American Concrete Institute (ACI), the Building Code(s) enforced by the Authority Having Jurisdiction and these requirements. The slab on grade shall be a minimum of 4" thick and reinforced with a minimum of 6" x 6" x W1.4 x W1.4 welded wire fabric located in the center of the slab.

C. Except as shown at the perimeter of the building, the slab on grade shall be isolated from the building columns and any perimeter grade beams or walls. The slab on grade shall receive a hard steel trowel finish. Sawcut contraction joints a minimum of 1/4 the depth of the slab shall be provided in both principal directions across the entire floor slab, spaced no farther than 15 feet on center and providing panels with an aspect ratio no greater than 1.5:1. Refer to Contraction Joint Spacing Plan on Sheet [illegible]. The slab shall be protected from the effects of heat or wind as necessary to avoid any curling of the slab segments.

4) CONCRETE SALES FLOOR PRE-INSTALLATION CONFERENCE
A. At least 30 days prior to the start of the concrete slab construction, the general contractor shall conduct a meeting to review the proposed concrete mix designs and to discuss the required methods and procedures to achieve the requirements of this specification. The general contractor shall send a pre-concrete conference agenda to all attendees 10 days prior to the scheduled date of the conference.

B. The general contractor shall require responsible representatives of every party concerned with the concrete work to attend the conference including, but not limited to, the following:
General contractor's superintendent
1. Laboratory responsible for concrete mixes, field quality control and floor tolerance testing
2. Ready-mix concrete producer
3. Concrete contractor
4. Chemical admixture manufacturer
5. Liquid densifier and sealer manufacturer
6. Liquid densifier and sealer applicator
7. Joint filling manufacturer
8. Joint filling applicator

C. Minutes of the meeting shall be recorded, typed and printed by the general contractor and distributed to all concerned parties, including the owner's representative, the architect and the structural engineer, within five days of the meeting.

D. The minutes shall include a statement by the concrete supplier stating that the proposed concrete mix design will produce the concrete quality required by these specifications.

E. The minutes shall include a statement by the concrete contractor that the proposed concrete mix design will provide appropriate workability and setting times to ensure that the concrete contractor can achieve the requirements of this specification.

5) CONCRETE CONTRACTOR QUALIFICATION
A. The concrete contractor shall include in their bid package to the general contractor, sufficient data, including a minimum of three similar and successful projects that clearly indicates the concrete contractor's ability to successfully perform the work and to achieve the required sales floor slab tolerances required in this specification. The concrete contractor's team shall have participated in the majority of these projects, and that team shall remain the same through the duration of this project.

6) CONCRETE MATERIALS
A. Portland Cement: ASTM C 150, Type I. Use one brand of cement throughout the project.

B. Coarse and fine aggregates: ASTM C 33. Combined aggregate gradation for slabs on grade and other designated concrete shall be 8% - 18% for large top size aggregates (1-1/2") or 8% - 22% for smaller top size aggregates (1" or 3/4") retained on each sieve below the top size and above the no. 100 sieve. Slabs on grade shall have a maximum aggregate size of 1-1/2", footings and piers 1" and beams 3/4".

C. Water: complying with ASTM C 94.

D. Air-entraining admixture: Shall conform to ASTM C260. Admixture manufacturer shall provide written certification that the air-entraining admixture is compatible with other required admixtures. All exterior slabs shall be air-entrained (5% - 8%). Acceptable products: Euclid Chemical [illegible], BASF [illegible], W.R. Grace [illegible]. Note: Air-entraining admixture shall not be used on interior concrete.

E. Water-reducing admixture: Shall conform to ASTM C494, Type A and contain no more than 0.05% chloride ions. Acceptable products: Euclid Chemical Eucon series, BASF Pozzolith series, W.R. Grace WRDA or Daracem series.

F. Water-reducing, retarding admixture: Shall conform to ASTM C494, Type D, and contain no more than 0.05% chloride ions. Acceptable products: Euclid Chemical Retarder 75, BASF Pozzolith series, W.R. Grace Daratard 17.

G. High range water-reducing admixture (superplasticizer): Shall conform to ASTM C494, Type F or Type G and contain no more than 0.05% chloride ions. Acceptable products: Euclid Chemical Eucon 37, BASF Rheobuild 1000, W.R. Grace daracem-100.

H. Non-corrosive, non-chloride accelerating admixture: Shall conform to ASTM C494, Type C or E, and contain no more chloride ions than are present in municipal drinking water. [illegible] Acceptable products: Euclid Chemical Accelguard 80 or Accelguard NCA, BASF NC534 or Pozzutec 20, W.R. Grace Polarset.

I. Prohibited admixtures
1. Calcium chloride or admixtures containing more than 0.05% chloride ions are not permitted.
2. Flyash is not permitted.

7) EVAPORATION RETARDER
A. Waterborne, monomolecular film forming, manufactured for application to fresh concrete.
1. Acceptable products
a. "Eucobar" by Euclid Chemical - Phil Brandt 877-438-3826

8) CURING MATERIALS
A. Exterior curing: All exterior concrete slabs shall be cured using a liquid membrane-forming curing compound. The liquid membrane-forming curing compound shall meet the requirements of ASTM C1315 with a maximum V.O.C. Content of 700 g/l.
1. Acceptable products
a. "Super Rez Seal" or "Super Aqua Cure" by Euclid Chemical - Phil Brandt 877-438-3826

B. Interior curing (building not enclosed/sales floor slab is placed first): The interior sales floor slab shall be cured using a reduced odor, dissipating liquid membrane forming curing compound that is formulated from hydrocarbon resins. The dissipating liquid membrane forming curing compound shall meet the requirements of ASTM C309 and V.O.C. contents in accordance to EPA 40 CFR, part 59, table 1, subpart D for concrete curing compounds with a maximum V.O.C. content of 350g/l.
1. Acceptable product
a. "Kurez DR VOX" by Euclid Chemical - Phil Brandt 877-438-3826

C. Interior curing (building enclosed/sales floor slab is placed last): The interior sales floor slab shall be cured using a removable, low odor, fast drying liquid membrane forming curing compound. The removable liquid membrane forming curing compound shall meet the requirements of ASTM C309, AASHTO M 148, USDA compliancy and V.O.C. contents in accordance to EPA 40 CFR, part 59, Table 1, subpart D for concrete curing compounds with a maximum V.O.C. Content of 350g/l.
1. Acceptable product
a. "Kurez RC" by Euclid Chemical - Phil Brandt 877-438-3826

9) LIQUID DENSIFIER / SEALER FOR INTERIOR SALES FLOOR
A. Liquid densifier / sealer shall be a sodium silicate / lithium [illegible] blend. Manufacturer of liquid densifier and sealer must be contacted prior to bidding for pricing and application requirements.
1. Acceptable liquid densifier and sealer manufacturer
a. "Euco Diamond Hard" by Euclid Chemical - Phil Brandt 877-438-3826
b. "RetroPlate 99" by RetroPlate Systems - Curtis Turnbull 888-942-3144

B. Approval: All general contractors bidding or negotiating a Dollar General project shall contact Euclid Chemical or RetroPlate to obtain a list of approved applicators located within the geographic region of the project. General contractors shall select and solicit pricing only from those applicators as provided by Euclid Chemical or RetroPlate. The approved applicator selected for the initial application of liquid densifier / sealer shall be the same as for the joint filling and additional application of liquid densifier / sealer, and polishing process. [illegible] specified application rates were achieved.

C. Project service: at least 10 days prior to application of liquid densifier and sealer, the general contractor shall notify the Euclid Chemical or RetroPlate representative for jobsite service. The representative will be on the project site during the first application of liquid densifier / sealer and will follow the project through to completion.

10) SEMI-RIGID POLYUREA JOINT FILLER:
A. UV Resistant semi-rigid polyurea joint filler will be a two (2) component, 100% solids compound, with minimum Shore "A" hardness of 80. Joint filler color shall match the adjacent concrete surface.
1. Acceptable semi-rigid polyurea joint filler manufacturer
a. "Euco QWIKJoint UVR" by Euclid Chemical - Phil Brandt 877-438-3826

B. Non-UV Resistant semi-rigid polyurea joint filler shall be a two (2) component, 100% solids compound, with a minimum Shore "A" hardness of 75. Joint filler color shall match the adjacent concrete surface.
Acceptable semi-rigid polyurea joint filler
a. "CreteFill Pro 75" by CureCrete - Curtis Turnbull 888-942-3144

C. Approval: All general contractors bidding or negotiating a Dollar General project shall contact the Euclid Chemical company or RetroPlate to obtain a list of approved applicators located within the geographic region of the project. General contractors shall select and solicit pricing only from those applicators as provided by Euclid Chemical or RetroPlate. The approved applicator selected for the initial application of liquid densifier / sealer shall be the same as for the joint filling and additional application of liquid densifier / sealer and polishing process.

11) CONCRETE MIXES:
A. Comply with ACI 301 requirements for concrete mixtures.

B. Concrete mix design(s) shall be proportioned according to ACI 301, for normal-weight concrete determined by either laboratory trial mix or field test data as follows:
1. Compressive strength (28 days): 3000psi (21 mpa), with a maximum water/cement ratio of [illegible] unless otherwise indicated on the drawings. [illegible] submitted to the owner before concrete work begins.

2. Slump: Concrete containing mid or high range water reducer shall have a maximum slump of 5-1/2" for the interior sales floor slab and 8" (200 mm) for other areas. All other concrete shall not exceed 4 inches (100 mm) unless otherwise indicated on the drawings.

3. Adjustment to concrete mixes: [illegible] concrete mix design will produce a concrete which will meet the specifications for this project. In addition, the General Contractor and Concrete Contractor shall verify that the workability, [illegible] and setting times are appropriate for slab installations. [illegible] shall be made directly from concrete trucks by chute. [illegible] of the pumping equipment. For concrete [illegible] conditions [illegible] use of additional water [illegible] of macro-synthetic fibers.

4. Interior concrete sales floor. Concrete shall be designed to meet 4000 psi compressive strength at 28 days and exhibit ≤0.04% shrinkage @ 28 days. The mix shall contain approximately 12 cubic feet of #467 aggregate (1-1/2" top size), the specified water reducing admixture and achieve a w/cm ratio of 0.53 (max.). Concrete shall be non air-entrained and in no case shall the concrete be designed for less than 4000 psi (27.6mpa) at 28 days. Proposed mix design shall be similar to the following:

Prototype mix:

Materials	Prototype mix
Cement	517-564lbs.
Fly ash/slag	Prohibited
Coarse aggregate	12 cubic feet +/- .50 (#467 stone)
Fine aggregate	7 cubic feet +/- (adjust as necessary)
Water content	250 - 300lbs.
Air content (Entrapped Air Only)	3.0% (max.)
Water Reducer (type a/f)	3oz.-10oz./100wt +/- (mid range preferred)
W/cm	0.53 (max.)
Initial slump (water)	3"
Final Slump (with water reducers)	5.5" (max)
Shrinkage	≤0.04% @ 28 days

12) FLOOR SLAB FINISH AND TOLERANCES:
A. General: Unless otherwise noted by owner, all concrete sales floor slab shall be cast in one continuous placement. Concrete shall be placed, screeded, re-straightened, and finished as necessary to meet the FF and FL tolerance requirements. Do not wet concrete surfaces during finishing operations.

B. Trowel finish (sales floor): Apply a hard trowel finish to surfaces as follows:

1. Laser screeds, vibratory screeds, highway straightedges and wood bull floats shall be used to initiate screeding and floating process to form a uniform and open-textured surface plane before excess moisture or bleed water appears on the surface. A back-up laser screed is required during concrete placement of the interior sales floor slab. Remove excess water before starting floating operations. Do not further disturb surfaces before starting finishing operations.

2. Highway straightedge operators shall continue before, during and after troweling operation until specified floor tolerances are achieved.

3. Trowel finish with gas operated troweling machine with adjustable blades on all finishing equipment. Use steel-reinforced blades on ride-on power trowels. Trowel the surface sufficiently to produce a smooth, tight, abrasion resistant surface. Care shall be taken not to overwork or burn the surface. Use 6" wide finish style steel-reinforced blades on final passes. Finishing blades shall be in new condition and completely clean of any deleterious materials. Interior machine trowel finish shall be achieved within a 3" tolerance of all walls, columns and partitions.

4. Protection: Care shall be taken to protect the interior sales floor. Entrances shall include clean floor mats to prevent mud stains and all equipment on the floor shall be diapered to prevent spills. Cutting oils, etc. are not allowed on the sales floor slab at any time during the construction process.

C. Comply with ACI 117 "Specifications For Tolerances For Concrete Construction and Materials." Interior sales floor slab shall meet the requirements of a type 5, single course, hard steel-troweled finish as described in ACI 302.

1. All perimeter areas and edges of the concrete floor shall exhibit the same finish as the sales floor, including but not limited to hallways, offices, restrooms, etc.
2. The general contractor is responsible for contracting with the testing laboratory for all costs associated with floor tolerance testing. A copy of the final floor tolerance report shall be provided by the general contractor to the owner within 24 hours of receiving the report from the testing laboratory. The sales floor slab shall conform to the following flatness and levelness criteria:

Flatness	Overall Floor Flatness rating of at least 35	
Levelness		Overall Floor Levelness rating of at least 30
Tolerance Band for Entire Floor	+/- 0.375 inch	

D. Failure to achieve the above criteria shall be cause for replacement of the offending segments or grind/ne/polishing at no cost to the Owner or Tenant.
E. Trowel finish (other than sales floor): Apply a hard trowel finish to surfaces indicated and to floor and slab surfaces exposed to view or to be covered with resilient flooring, carpet, ceramic or quarry tile set over a cleavage membrane, paint, or another thin film finish coating system.

F. Heavy broom finish: As noted on drawings.

13) CONCRETE PROTECTION AND CURING:
A. General: Normalize concrete set time and protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306 for hot-weather protection and ACI 306 for cold-weather protection during curing. During concrete placement operations, ventilate and exhaust all fumes from construction equipment and heaters to avoid potential early concrete carbonation. Apply the specified curing compound as quickly as possible for maximum protection. For concrete placement during hot, dry and windy conditions, concrete contractor shall use evaporation retarder as per manufacturer's instructions to maintain a moist condition and to minimize plastic drying shrinkage cracking at the surface of the freshly placed concrete.

1. Curing - Exterior Slabs
All exterior concrete slabs shall be cured using the specified liquid membrane-forming curing compound. Per manufacturer's instructions, application shall be applied evenly and uniformly as soon as possible after final finishing. Surface shall be clean and damp, but not wet and can no longer be marred by walking workmen. All applications shall be made by an approved applicator of the manufacturer, and when surface and air temperature is above 50 F. Apply "Super Rez Seal" or "Super Aqua Cure" at an application rate of [illegible] [illegible] concrete surface.

2. Curing - Interior slabs
The interior sales floor slab shall be cured using the specified dissipating or removable liquid membrane-forming curing compound. Per manufacturer's instructions, application shall be applied evenly and uniformly as soon as possible after final finishing. Surface shall be damp, but not wet and can no longer be marred by walking workmen. All applications shall be made by an approved applicator of the manufacturer, and when surface and air temperature is above 50°F. Apply "Kurez DR VOX" (slab first) or "Kurez RC" (slab last) at an application rate of [illegible] [illegible] before free water has disappeared from concrete surface.

14) CONTRACTION JOINTS IN SLABS-ON-GRADE:
A. Form weakened-plane, contraction joints, sectioning concrete into areas as indicated on drawings. Contraction joints shall be sawn to a depth equal to at least one-fourth of the concrete thickness, as follows:

B. Sawed joints: All saw cutting shall be accomplished with a "Soff-Cut" saw and vacuum system equipped with a new blade and plate, as soon as the slab will support the weight of the saw and operator. Note: Concrete dust shall be removed completely and immediately. If chalk lines are used for sawcuts, all chalk remaining on the slab shall be removed completely and immediately after sawing.

15) INTERIOR SALES FLOOR SLAB PROTECTION:
A. Take the following measures to protect the interior sales floor slab:
1. Wrap or "diaper" all motorized and hydraulic equipment to prevent fluid leaks.
2. Provide non-marking tires on rubber tired vehicles or equip rubber tires with tire boots, made of nylon fabric.
3. Provide mats at all entrances to prevent mud stains.

16) TIMING OF JOINT FILLER, LIQUID DENSIFIER AND POLISHING PROCESS:
A. Do not commence installation of semi-rigid polyurea joint filler, liquid densifier and sealer or polishing processes until the building is completely enclosed, permanent power and lighting is operating and the building is thermostatically controlled. Installation of these materials shall commence approximately two weeks prior to "fixture date."

17) INSTALLATION OF SEMI-RIGID POLYUREA JOINT FILLER:
A. All General Contractors bidding or negotiating a Dollar General project shall contact Euclid Chemical or RetroPlate to obtain a list of approved applicators located within the geographic region of the project. General contractors shall select and solicit pricing only from those applicators as provided by Euclid Chemical or RetroPlate. The approved applicator selected for the initial application of liquid densifier / sealer shall be the same as for the joint filling and additional application of liquid densifier / sealer.

B. Joint filler installation: Comply with recommendations in ACI 302 for use of joint filler as applicable to materials, applications and conditions indicated.

C. Surface cleaning of joints: Clean out joints immediately before installing joint filler. Remove foreign material from joint substrates that could interfere with adhesion of joint filler by brushing, grinding, blast cleaning, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint filler. Remove loose particles remaining from above cleaning operations by vacuuming or blowing out joints with oil-free compressed air. Also remove all laitance and form-release agents from concrete surface. Clean nonporous surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues could interfere with adhesion of joint sealants. All surfaces to be filled shall be clean and dry.

D. For proper load transfer, joints must be filled full depth, but in no case should the joint filler be any less than 1" deep in the joint.

E. Mixing: Joint filler is a two part product requiring machine mixing and placing. Premix part B separately before using. Follow pump manufacturer's equipment instructions.

F. Placement: Joint filler shall be filled full depth. No backer rod is allowed. Joints should be overfilled and shaved even with the surrounding joint edge giving the floor joints a flat, smooth appearance. Shaving of excess joint filler can be approximately 30 minutes after placement, and up to 24 hours later, depending on jobsite conditions such as concrete and ambient temperatures.

G. Joint filler separation: The approved joint filling applicator shall include in their bid a cost per lineal foot to make one return trip to refill joints if joint filler sidewall separation or splitting exceeds 1/16" or if surface profile is concave. This shall take place one week prior to grand opening.

18) INITIAL CLEANING FOR LIQUID DENSIFIER AND SEALER APPLICATION:
A. [illegible] application of liquid densifier and sealer by completely removing the specified dissipating or removable curing compound from the floor surface. The following floor stripper or removal solution shall be applied to the floor to thoroughly strip, clean and remove all curing compound residue.

1. If Kurez DR VOX (slab first) was used to cure the slab, use "Euco Clean & Strip" by Euclid Chemical, applied at the proper water to floor stripper ratio and concentrate ratio that will completely remove the Kurez DR VOX. Contact: Phil Brandt (877) 438-3826.

2. If Kurez RC (slab last) was used to cure the slab, use "Kurez OFF" by Euclid Chemical, applied at the proper water to floor cleaner ratio and concentrate ratio that will completely remove the Kurez RC. Contact: Phil Brandt (877) 438-3826.

19) POLISHING PROCESS AND APPLICATION OF LIQUID DENSIFIER / SEALER:
A. All Applicators must be certified by Euclid Chemical or Retro-Plate.

B. The revised process can be used in both "Wet" and "Dry" applications.

C. This process assumes a quality concrete finish (meets and/or exceeds the specified floor tolerances) by the floor finisher. Failure to achieve the above criteria shall be cause for replacement of the offending segments or grind/ne/polishing at no cost to the Owner or Tenant.

D. Only the Sales Floor will receive the full 9 step process outlined below under item K.

E. All other areas will only receive steps 1 through 4; no additional work is necessary. The yellow safety striping will remain.

F. The black painted border will not be required in areas behind fixtures, etc.; it will only be installed at the main entry door, office doors, egress doors and doorways into the receiving area and transitions that can be seen by the customers.

G. Steps 2 & 4 are combo steps using different grits of resin bond diamonds on each pass.

H. This is a "Resin" only grind that does not tear away as much of the surface area. The Resin grind will remove a minimal top layer of the concrete surface and should greatly reduce the amount of Waste Product created when compared to the old Metal grind process.

I. If a Cure-n-Seal product is required at the time of slab placement only Water Based Dissipating Sealers are allowed. NO Acrylic Cure-N-Seals are allowed.

J. Prior to application, inspect interior sales floor slab to ensure that slab is clean and free of dust, grease, oils, or other contaminants that might prohibit the proper application and penetration of the liquid densifier and sealer.

K. Process Steps
1. Cut, clean out, prep and fill the concrete floor joints with the Euclid QWIKjoint UVR polyurea joint filler.
2. Grind concrete floor with a combo set of 30/50 grit resin bond diamonds.
3. Grind concrete floor with a combo set of [illegible] grit resin bond diamonds.
4. Thoroughly clean the concrete floor and apply Diamond Hard densifier at 225 square feet per gallon.
5. Polish concrete floor with a combo set 100/200 grit resin bond diamonds.
6. Polish concrete floor with 400 grit resin bond diamonds.
7. Thoroughly clean concrete floor and then apply Diamond Hard densifier at 700 square feet per gallon.
8. Burnish: Polish concrete floor with 800 grit diamond impregnated pads.
9. Burnish / Polish concrete floor with 1500 grit diamond impregnated pads.

L. All edges must be polished to match concrete floor with corded up SASE 5" resin Polishing pads or HTC EZ Grind polishing 5" diamond tools.

M. Polish grade: Perform polishing process to obtain an overall gloss reading of [illegible]

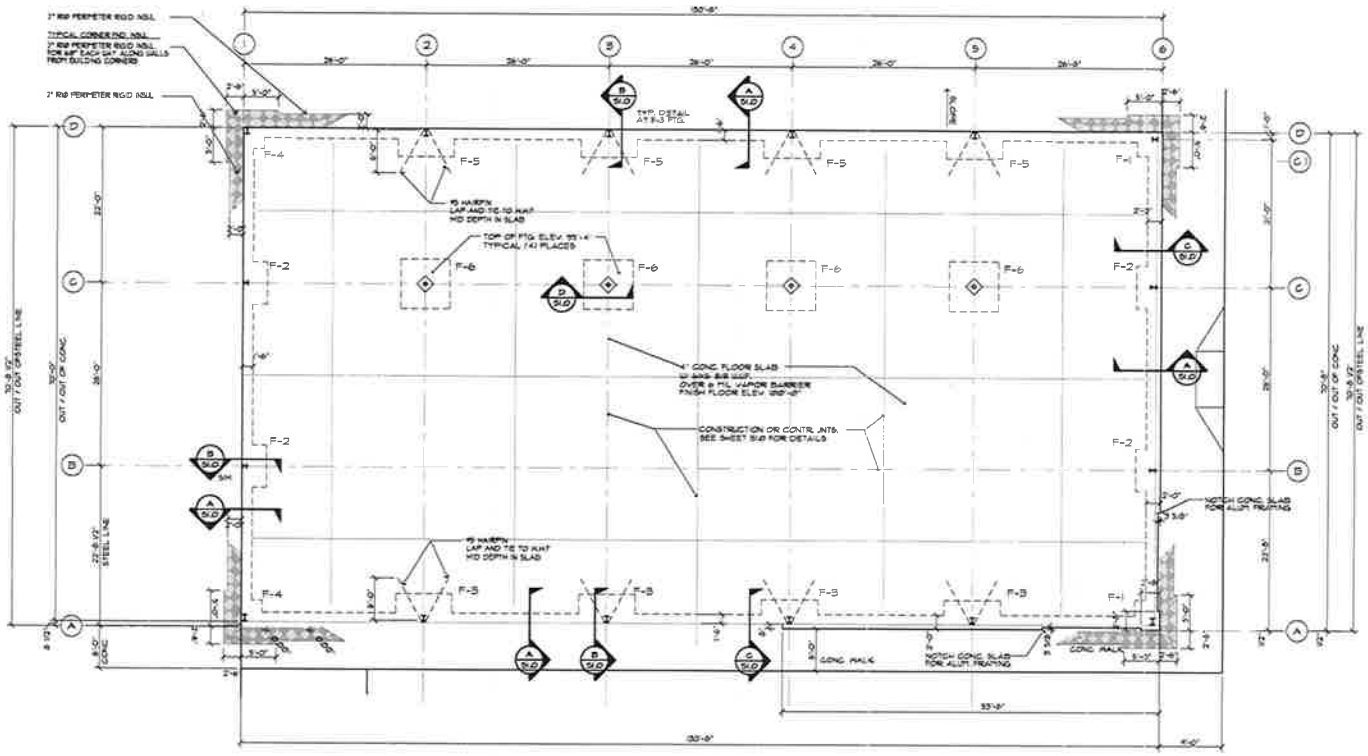
REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY '95'
CITY OF ARCADIA, TREMPEALEAU CTY, WISCONSIN

DRAWN BY:	RJF
CHK'D BY:	RJF
JOB NUMBER:	18012
DATE:	4/03/18

S1.01



FOUNDATION PLAN
1/8" = 1'-0"

NORTH

REVISIONS:

FISHER & ASSOCIATES, LLC
Architects / Planners
156 CLEAR STREET W. PERE, WI 54143
PHONE (920) 868-9000
FISHER@FISHERARCHITECTS.COM

PROJECT:
PROPOSED NEW RETAIL STORE FOR:
DOLLAR GENERAL
STATE HIGHWAY "95"
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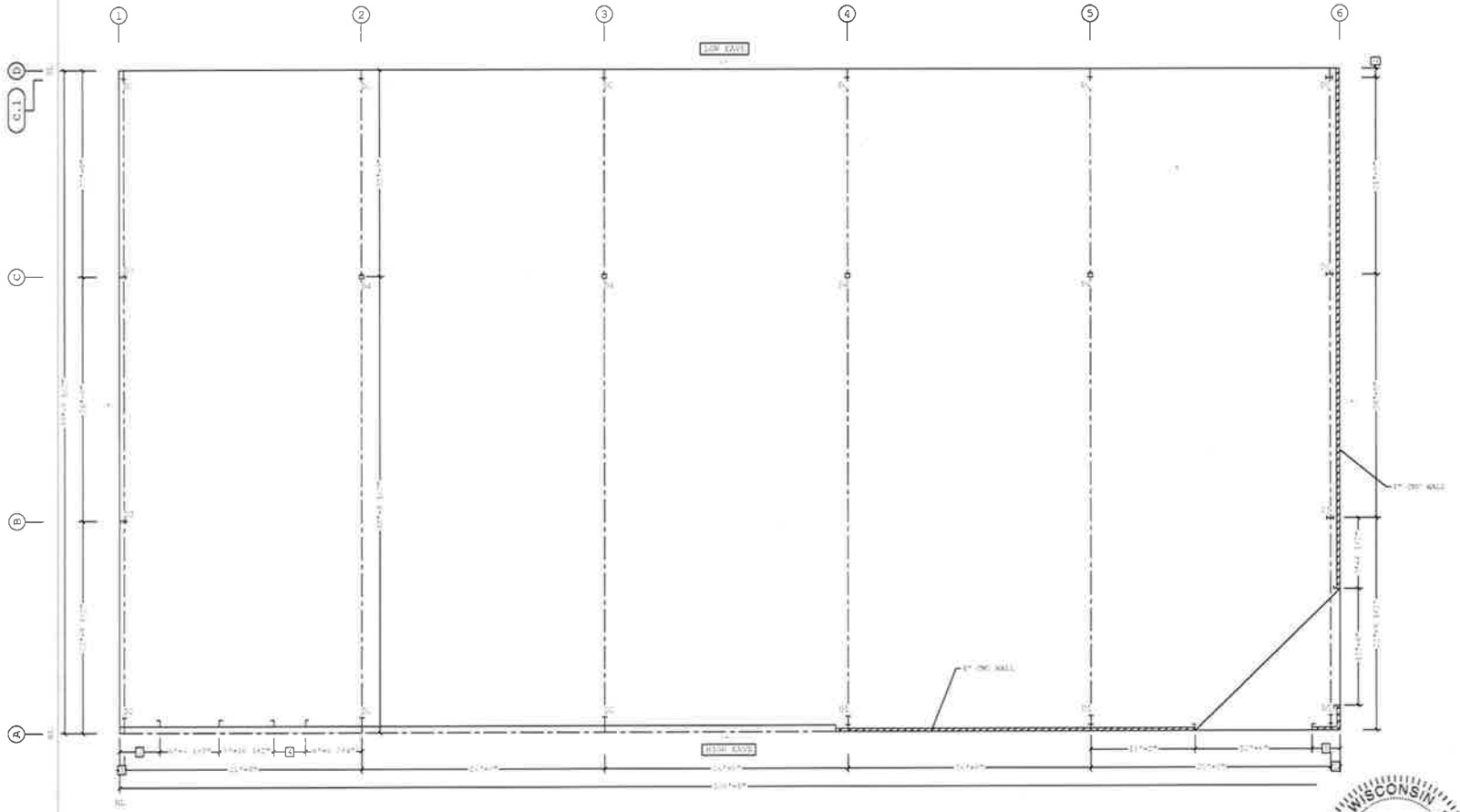

ANCHOR ROD PLAN

WISCONSIN
RYAN M. KILLGORE
E-44308
MEMPHIS, TN
PROFESSIONAL ENGINEER

04/09/2018

PERMIT SET- For Building Dept.Approval

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

<> THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIERS ENGINEER

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THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

NTS

C

VP Buildings
3200 Players Club Circle Memphis TN 38125

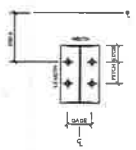
Project	Dev Construction
Customer	Dollar General
Location	Arcadia Wisconsin
Model	Dollar General
Product Type	

ANCHOR ROD PLAN

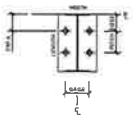
VP BUILDINGS
A ArcelorMittal Company

Job	18-025557-01
Date	04/09/2018
Drawn by	RKV
Checked by	KKD
Sheet	4

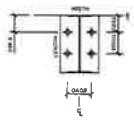
Version: C:\VP\2018\DETAILING\Current jobs\18-025557-01CC - DUTCOING04 - ERDCADM_DG Arcadia WI_ANCHOR ROD PLAN.dwg



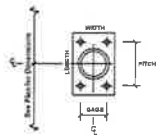
D1 (4)3/4" Dia. GR36 Anchor Rods
Plate W=8" L=11"
Dim: A=11 1/2"
Gage=9" Pitch=3 1/2" Edge Out=3"
Elev.=100'-0"



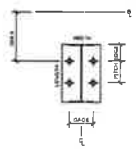
D2 (4)3/4" Dia. GR36 Anchor Rods
Plate W=8" L=11"
Dim: A=3"
Gage=9" Pitch=3 1/2" Edge Out=3"
Elev.=100'-0"



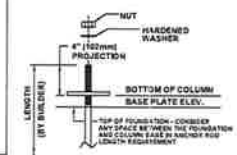
D3 (4)3/4" Dia. GR36 Anchor Rods
Plate W=8" L=8 1/2"
Dim: A=3 3/4"
Gage=9" Pitch=3 1/2" Edge Out=3"
Elev.=100'-0"



D4 (4)3/4" Dia. GR36 Anchor Rods
Plate W=9" L=9"
Gage=6" Pitch=6"
Elev.=99'-4"



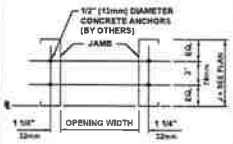
D5 (4)3/4" Dia. GR36 Anchor Rods
Plate W=8" L=8 1/2"
Dim: A=10 3/4"
Gage=9" Pitch=3 1/2" Edge Out=3"
Elev.=100'-0"



THE 4" PROJECTION ABOVE THE BOTTOM OF THE BASE PLATE IS A SUGGESTED MINIMUM TO ENSURE ADEQUATE ANCHOR ROD LENGTH. A DIFFERENT PROJECTION MAY BE REQUIRED BY THE FOUNDATION DESIGNER.

THE ANCHOR ROD PROJECTION MAY NEED TO BE CUT OFF IF THERE IS INTERFERENCE WITH OTHER PARTS.

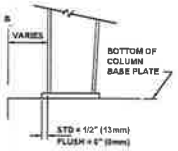
SUGGESTED ANCHOR ROD PROJECTION



NOTE: 1" (25mm) PROJECTION ABOVE BOTTOM OF JAMB CLIP
SEE PLAN FOR JAMB SIZES - J = SIZE

JAMB "EQ." VALUES:
7 EQ = 2" 51mm, 8.5 EQ = 2 3/4" 70mm
10 EQ = 3 1/2" 89mm, 11.5 EQ = 4 1/4" 108mm

FRAMED OPENING DETAIL



TYPICAL COLUMN BASE PLATE DETAIL

1. ANCHOR RODS, NUTS, HARDENED WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY CONTRACTOR.
2. ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR AND TENSION PER AISC SPECIFICATIONS (FY=36KSI), (ASTM F1554 GRADE 36) ANCHOR ROD LENGTH, EFFECTS OF EMBEDDED ANCHOR ROD EDGE DIMENSIONS AND METHOD OF TRANSFERRING FORCES FROM ANCHOR RODS TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.
3. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE DESIGNED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "AVUG TIGHT" CONNECTIONS.
4. FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH, ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT. THE BUILDER IS RESPONSIBLE FOR ACCURATE SETTING OF ANCHOR RODS PER AISC CODE OF STANDARD PRACTICE, SEC 7.5 VARIATIONS ARE SUMMARIZED BELOW:
   a. CENTERS OF ANY TWO APS WITHIN A COLUMN BASE GROUP: +-1/8"
   b. CENTERS OF ADJACENT AR GROUPS: +-1/4"
   c. TOPS OF APS: +-1/2"
   d. ACCUMULATED DIM BETWEEN CENTERS OF AR GROUPS ALONG COLUMN LINE: +-1/4" PER 100FT., NOT TO EXCEED 1" TOTAL.
   e. DIM FROM CENTER OF ANY AR GROUP FROM COLUMN LINE: +-1/4"
5. DESIGN LOADS AND REACTIONS ARE FURNISHED IN THE REACTIONS REPORT.

WISCONSIN
RYAN M. KILLGORE
E-44308
MEMPHIS, TN
PROFESSIONAL ENGINEER

04/09/2018

PERMIT SET- For Building Dept.Approval

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C

VP Buildings
2200 Players Club Circle Memphis TN 38133

NTS

ANCHOR ROD PLAN - DETAILS

Day Construction
Dollar General
Arcadia, Wisconsin
Dollar General

VP BUILDINGS
a BlueScope Steel Company
Established 2016 1

16-025587-01
04/09/2018
RKV KKO
5

4/9/2018 11:30:52 OG Arcadia WI

a division of BlueScope Buildings North America, Inc

DIVISION OF INDUSTRY SERVICES
10541 N RANCH RD
HAYWARD WI 54843-6462
Contact Through Relay
http://dsps.wi.gov/programs/industry-services
www.wisconsin.gov
Scott Walker, Governor
Laura Gutiérrez, Secretary

May 04, 2018

CUST ID No. 263460

ATTN: Buildings & Structures Building Inspector

RICHARD J FISHER
FISHER & ASSOCIATES LLC
916 CEDAR ST
DE PERE WI 54115

MUNICIPAL CLERK
CITY OF ARCADIA
203 W MAIN ST
ARCADIA WI 54612-1329

CONDITIONAL APPROVAL

(Please forward a copy of this letter to the fire department conducting inspections of this project.)

PLAN APPROVAL EXPIRES: 05/04/2020

Identification Numbers
Transaction ID No. 3086784 **Site ID No. 848037**
Please refer to both identification numbers, above, in all correspondence with the agency.

SITE:
Dollar General Arcadia
E Main St
City of Arcadia, 54612
Trempealeau County

FOR:
Facility: 782742 DOLLAR GENERAL ARCADIA
E MAIN ST
ARCADIA 54612

Tenant Name or Addn/Alt Description: Dollar General - Arcadia
Object Type: Building ICC Regulated Object ID No.: 1756100 Code Applies Date: 04/03/18
Major Occupancy: Mercantile; Type IIB Metal Frame Unprotected class of construction; New plan; 9,211 project sq ft; Unsprinklered; Occupancy: B Business, M Mercantile, S-1 Storage Moderate-Hazard; Metal Building

Tenant Name or Addn/Alt Description: Dollar General - Arcadia
Object Type: Metal Building Regulated Object ID No.: 1756101 Code Applies Date: 04/03/18

SITE REQUIREMENTS

- Contact both the State Inspector and the local municipality PRIOR to the start of construction.
- A full size copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. If plan index sheets were submitted in lieu of additional full plan sets, a copy of this approval letter and index sheet shall be attached to plans that correspond with the copy on file with the Department. If these plans were submitted in an electronic form, the designer is responsible to download, print, and bind the full size set of plans along with our approval letter. A department electronic stamp and signature shall be on the plans which are used at the job site for construction.

The following conditions shall be met during construction or installation and prior to occupancy or use:

KEY ITEM(S)

- **SPS 361.31 -** These plans were conditionally approved electronically. The designer is responsible to download the plans, print out complete sets and permanently bind each set of the conditionally approved electronic plans, along with a complete bound set of specifications, as submitted to the Dept., for reference in the field. Plans for field reference shall be the same size and scale as originally submitted to the Dept. per SPS 361.31(2)(a), and per SPS 361.31(2)(d) shall be clear and legible. A complete bound conditionally approved set of plans and set of specifications shall be made available to a Dept. representative on-site upon request. There shall be an electronic stamp and signature on the index page of the conditionally approved plans by the Dept. representative

that conditionally approved the plans, as well as the professional of the project if the building is over 50,000 cubic ft. Additionally, a copy of the conditional approval letter issued by the Dept. shall be permanently attached to each of the conditionally approved plan sets.

- **IBC 413.1 -** This review did not include the storage of high-piled materials, which are defined by s. SPS 362.0202 as combustible materials and packaging over 12' high or for certain commodities such as rubber tires, certain plastics, etc, over 6' high. High-piled storage is required to also comply with IFC ch. 23.

SUBMIT – The following systems require submittal for review and approval prior to construction.

- **SPS 361.30(3) -** This approval does not include heating, ventilating or air conditioning. The owner should be reminded that HVAC plans, calculations, and appropriate fees are required to be submitted for review and approval prior to installation in the field. The HVAC plans shall be directed to the office where building plans were originally submitted and conditionally approved (as appropriate). Building Designer should coordinate with HVAC design to avoid problems with clearance to combustibles, dampers etc. The submitted HVAC plans and calculations shall match the approved building plans. Building Designer is requested to provide a complete set of plans, Energy Calculations and the Building plan review Transaction I.D. number to the HVAC Designer to help coordinate review. **Note as per SPS 302.10 installation of HVAC without approved plans could result in double plan review fees.**
- **SPS 361.31(2) -** Lighting plans, including both Emergency Egress (IBC) & Energy Conservation (IECC), are no longer required to be submitted to the department for review and approval. However, the requirements in both codes must still be met. One (1) set of plans, calculations and/or fixture cut-sheets with all items stamped and signed by a WI registered professional as required by SPS 361.20 & 361.31(1) shall be on-site and made available to inspection by the Department or its authorized representative.

REMINDERS

- **ICC/ANSI A117.1 Sec. 901 -** Built-in furnishings such as seating at tables, counters and work surfaces, food and drink counters, checkout and service counters and storage facilities shall comply with all of the Chapter 9 requirements.
- **IBC 1109.11.2 -** Where check-out aisles are provided, accessible check-out aisles shall be provided in accordance with Table 1109.11.2. Where check-out aisles serve different functions, at least one accessible check-out aisle shall be provided for each function. Where checkout aisles serve different functions, accessible check-out aisles shall be provided in accordance with Table 1109.11.2 for each function. Where check-out aisles are dispersed throughout the building or facility, accessible check-out aisles shall also be dispersed. Traffic control devices, security devices and turnstiles located in accessible check-out aisles or lanes shall be accessible.
- **IBC 1210.1 -** Provide toilet and bathing room floors with a smooth, hard, nonabsorbent surface extending a minimum of 4 inches up the walls, except when located within dwelling units. ***Vinyl or rubber base requires installation with sealant at floor/base juncture.***
- **SPS 361.36(1)(a) & (b) -** The building shell shall be closed within two years of the initial approval date of this project. Also, this approval will expire three years after the date of initial approval of this project if the work covered by this approval is not completed and the building ready for occupancy within those three years.

- The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been CONDITIONALLY APPROVED. The owner, as defined in chapter 101.01(10), Wisconsin Statutes, is responsible for compliance with all code requirements. Only those object types listed above have been approved; other submittals such as plumbing and those listed above under REQUIRED SUBMITTAL(S), may also be required.
- All permits required by the state or the local municipality shall be obtained prior to commencement of construction/installation/operation. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams.
- This plan has not been reviewed for compliance with fire code requirements, including those for fire lanes and fire protection water supply, so contact the local fire department for further information.
- In granting this approval, the Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per state stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division does not take responsibility for the design or construction of the reviewed items.

- Per s. SPS 361.40(4), projects for buildings of over 50,000 cubic feet total volume shall have supervising professionals who file compliance statements with this agency and the local code officials prior to occupancy of the project. The compliance statement is available on our website. http://verification.dsps.wi.gov/IndustryServices/Commercial-Buildings-Compliance/DSPSMainForm.aspx

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead.

Sincerely,

Fee Required $ 700.00

This Amount Will Be Invoiced. When You Receive That Invoice, Please Include a Copy With Your Payment Submittal.

Erik D. Hansen, RA
Architect / Building Plan Reviewer, Division of Industry Services
(715) 634-3026, Mon-Fri 7:30 a.m. - 4:00 p.m.
erik.hansen@wisconsin.gov

cc: Bret J Radke, State Building Inspector, (608) 386-1301, Mon-fri, 7:00 A.M. - 3:30 P.M.
Mike Pfefferle, Dgi Arcadia LLC

City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 8h

Executive Summary

Title: Possible Approval of Tom Coleman 6-plex Provisional Building Permit

Recommended Action: Approve of Tom Coleman 6-plex Provisional Building Permit

Summary: Tom Coleman has received a conditional approval for the construction of a 6-plex from the Department of Safety and Professional Services. He is submitting the approved plans to the City for its provisional permit. Mr. Coleman intends to start construction in as soon as possible.

Supporting Documents: Permit Application

Prepared by: Bill Chang, City Administrator

Reviewed by: Angela Berg, City Clerk

Commercial – Industrial Building Permit Application

City of Arcadia
203 W. Main Street, Arcadia WI 54612
(608) 323 – 3359 x 30 / fax (608) 323 - 3242
cityadmin@cityofarcadiawi.com

Date: 5-15-18
Submitted By: Tom Coleman
Property Owner: CT Real Estate
Phone Number: 608-769-4540
P.O. Box/ Address: W5864 State Rd 33
Email: TJCRENTS@Gmail.com
Project Address: Lot #2 Saddle Drive Arcadia WI 54612
Property Legal Description: Located in Government Lot 1, of Section 4 T20N R9W, city of Arcadia, Trempleau county Wisconsin 54612

Zoning Classification: Comercial
Intended land/building use: Comercial
Floodplain Impact: Yes (No)
Wetland Impact: Yes (No)
Type of Building: 6 Plex, 2 story, 3-2 Bedroom 3-3 Bedroom
Project Timeline: 4 months May/June to Sept/October
Estimated Cost of Project: $575,000.00
Description of Utility Needs: Power, Water, Sewer

	Name	License No.	Phone Number
General Contractor:	AKN	1619545	608-792-3927
Electrical Contractor:	Diversified Elec	160156	608-780-3967
Plumbing Contractor:	Schaffner Plumbing	9034	507-429-7193
HVAC Contractor:	Diversified Elec	160156	608 780-3967

ADDITONAL REQUIRED DOCUMENTATION:

1) 1 HARD COPY AND 1 ELECTRONIC COPY OF STATE APPROVED PLANS
2) 1 HARD COPY AND 1 ELECTRONIC COPY OF PARCEL MAP WITH THE FOOTPRINT OF THE NEW BUILDING AND UTILITY LEADS

A <u>COMPLETE BUILDING PERMIT APPLICATION AND REQUIRED DOCUMENTS</u> MUST BE SUBMITTED TO THE CITY TWO WEEKS BEFORE THE CITY COUNCIL MEETING AT WHICH THE PERMIT IS TO BE CONSIDERED. COUNCIL MEETINGS ARE GENERALLY HELD EVERY 1ST AND 3RD MONDAYS OF EACH MONTH.

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City of
ARCADIA

Meeting: City Council
Meeting Date: May 21, 2018
Agenda Item: 9a

Executive Summary

Title: Bills of General Account

Recommended Action: Review the enclosed bills for payment.

Policy Consideration: Does the Common Council agree with the bills provided?

Summary:

Financial or Budget Consideration:

- Bills of General Account in the amount of $184,815.22

Vision Considerations:

Community which is safe, healthy, and attractive.	
Fosters a positive environment for business and income growth.	
Remain a major county employment center	
Provides for the well planned expansion of the community in an environmentally sustainable fashion.	
Enhances future image and competitiveness within the region.	

Supporting Documents: Attached Bills of General Account.

Prepared by: Sally Sylla, Administrative Assistant

Reviewed by: Angela Berg, Clerk-Treasurer

AGENDA ITEM #9

Vendor	Amount	
AFLAC	$ 654.56	Payroll Deduction
Allied Coop	$ 39.00	Cracked Corn for Deer Park
Arcadia Electric Utility	$ 11,243.08	Utility Bills
Arcadia Farm & Home	$ 36.63	Recycling Can Lid Hinges, Grinding Wheel and Padlock and Batteries for Summer Rec
Bauer Built Tire Service	$ 302.08	2 Lift Axle Tires for Garbage Truck
BSN Sports	$ 1,137.52	Summer Rec Equipment
Carrico Aquatic Resources	$ 1,650.00	2018 Water Management Agreement Payment 2 of 4
Centurylink	$ 131.46	Phone bills for Street Dept and Pool
City of Arcadia	$ 52.50	HRA Expense
Clark Electric Appliance & Satellite	$ 24.00	Panic Alarm Monthly Fee
Davy Laboratories	$ 21,635.99	Landfill Monitoring
Ella's Florals and more	$ 50.99	Flowers and Memory Stone for Rebecca Schlesser Funeral
Employee Benefits	$ 64.33	Admin Fee for HRA & Flex Plan
Express Mart	$ 106.33	Street Dept
Fastenal	$ 221.99	Street Dept Tools & Supplies
First Supply	$ 200.66	Memorial Park Concession Stand Bathroom
Galesville Area Summer Rec	$ 250.00	Softball Tournaments
Hale Skemp	$ 360.00	Legal Condemnation
Hardware Hank	$ 182.30	Van Buren Pump Repair, Light in Pavilion Kitchen, Straps for Recycle Barrels
Hilltopper Refuse & Recycling	$ 1,200.00	April Recycling Fees
Holiday Fleet	$ 3,015.90	Gas for Street, Park & Rec and Police Dept
Holiday Wholesale	$ 55.00	Gloves for Park Recycling
Kostner, Koslo & Brovold	$ 3,268.42	Legal General, Landfill and Sec 205 Project
Kostner, Koslo & Brovold	$ 1,762.14	Municipal Court Legal Fees
Kris Haines	$ 27.55	Meal Reimbursement for Training
La Crosse County Treasurer	$ 5,327.28	Garbage
Malinda Vazquez	$ 124.81	Mileage Reimbursement for Training
Mann's Tree Service	$ 567.00	Tree Removal
Mayo Clinic	$ 166.66	Hearing Test Booth
Mayo Clinic	$ 24.00	Random Drug Screen Expense
MEUW	$ 1,706.25	Quarter 2 Safety Program Fees
MEUW	$ 492.44	MSDS Online Fee
Midwest Natural Gas	$ 398.59	Natural Gas Bills
Mississippi Welders	$ 78.14	Gas for Welder
Misty Meadows Wood Products	$ 2,014.00	Mulch for Memorial Park
MN Life Insurance	$ 164.26	Life Insurance
Monica Kamrowski Lopez	$ 75.00	Interpreting Services for Police Dept
Nationwide Retirement Solutions	$ 1,205.00	Payroll
Nicolet Area Technical College	$ 695.56	Confined Space Training for Street Dept
Randy's Neighborhood Market	$ 302.46	Rec Center Concession, Chips and Cookies for Election Workers
Riverland Energy Cooperative	$ 34.92	Electric at Landfill
Rkdian Concrete	$ 1,200.00	Curb and Gutter Replacement on David Ave
Schaffner's Plumbing & Heating	$ 288.50	Repair Pipe by Pavilion
State Bank of Arcadia	$ 54,382.25	Payroll
State Bank of Arcadia	$ 19,836.25	Payroll
State Bank of Arcadia	$ 165.25	Sales & Use Tax
State Bank of Arcadia - WI WH Tax	$ 3,598.92	Payroll
The O'Brion Agency	$ 163.50	Paper for City Hall
Trempealeau County Health Dept	$ 555.00	Aquatic Center License Fees
Trempealeau County Highway Dept	$ 6,482.95	Salt, Street Sign and Blacktop Patchwork Mix
UNUM	$ 2,026.53	Life Insurance for June
WEA Insurance Trust	$ 33,537.27	Health & Vision Insurance
Wisconsin Metals	$ 135.00	Dumpster Repair
Ziegler's Landscape by Design	$ 1,395.00	Tree's for Memorial Park
INVOICES TO APPROVE TOTAL	$ 184,815.22	